

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 965 PAGE 17

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

WHEREAS, JAMES A. DONALD and Eunice C. Donald
Rt # 2, Pelzer, S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALUMINUM INDUSTRIES INC.,
1002 Drake Street, Columbia, S.C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are
incorporated herein by reference, in the sum of

Seven Hundred Fifty Six and ----- Dollars (\$ 756/00-----) due and payable

at the designated office of the holder, in 36 consecutive monthly instalments of \$ 21.00 each, (except that the final instalment shall be the difference between the
amount of this note and the sum of the preceding instalments), the first to become due and payable on the 5th 10th 15th 20th 25th
of the month of Aug 1964 (Check Which)

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to
or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof,
and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or
for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well
and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors
and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and
being in the State of South Carolina, County of Greenville, and recorded in the office of the
clerk of court for Greenville, County in Deed Book 668 at page 416 and
being the same premises conveyed to the within mortgagors by
James Ross Cobb by deed dated 2-17/61 and being 35.2 acres mor or
less

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or
appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and
lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that
all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good
right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encum-
brances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises
unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the
Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants
herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made here-
after to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on
the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the
Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required
from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the
mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it; and that all such policies and
renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to
the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of
any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss
directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan,
that it will continue construction until completion without interruption, and should it fail to do so the Mortgagee may, at its option,
enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and
charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other imposi-
tions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the
mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and
agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or other-
wise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the
rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the
mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall
apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then,
at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and
this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mort-
gagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby
or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by
the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the
Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the
note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and
covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain
in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors,
administrators, successors and assigns; of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular,
and the use of any gender shall be applicable to all genders.

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AND CANCELLER OF RECORDS
Dated this 10th day of August 1964
Doris S. Tankersley
CLERK OF COURT
GREENVILLE COUNTY, S. C.
1000

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 77 PAGE 17