

FILED  
MORTGAGE GREENVILLE CO. S. C.

MAR 31 3 17 PM '78

SCANNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ASTEC INDUSTRIES, INC., A  
TENNESSEE CORPORATION  
(hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the mortgagor is well and truly indebted unto LIFE INVESTORS INSURANCE COMPANY OF AMERICA, (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Hundred Eighteen Thousand and 00/100 (\$318,000.00) Dollars, with interest thereon as provided in said promissory note(s), said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable

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 this account by the Mortgagee, and to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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 tract of land containing ± 5 acres, more or less, together with the appurtenances thereto and improvements thereon, near the City of Simpsonville, County of Greenville, State of South Carolina, being shown and designated as 5.0 acres, more or less, on plat entitled Property of ASTEC INDUSTRIES, INC., A TENNESSEE CORPORATION, dated March 10, 1978, prepared by Jones Engineering Service, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin within the right-of-way for Maple Street Ext. at the joint front corner of the premises herein described and property now or formerly of Golden Strip Freeway Associates, (said iron pin being on the southern side of the paved portion of Maple Street Ext. and being S. 78-50 W. 630.0 feet from the intersection of Old Laurens Road and Maple Street Street Ext.) and running thence with the line of property now or formerly of Golden Strip Freeway Associates S. 24-48 W. 516.9 feet to an iron pin in the line of property now or formerly of Dunk; thence with the line of property now or formerly of Dunk S. 66-26 E. 350 feet to an iron pin in the line of property now or formerly of Garrett; thence with the line of property now or formerly of Garrett N. 23-24 E. 739.4 feet to an iron pin within the right-of-way of Maple Street Extension; thence within the right-of-way of Maple Street Extension the following courses and distances: S. 86-45 W. 110 feet to an iron pin; S. 77-37 W. 294.7 feet to the point of beginning.

The above referenced plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book 611, at Page 32.

This is the identical property conveyed to the Mortgagor herein by deed of Garrett, Wenck & Garrett, dated March 31, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1076, at Page 287 on March 31, 1978.

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