

Post Office Box 2568, Greenville, S.C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE COUNTY
MAY 24 12 41 PM
MORTGAGE OF REAL ESTATE
AND
SECURITY AGREEMENT

TO ALL WHOM THESE PRESENTS MAY CONCERN
DONNIE S. TANNERSLEY
R.H.C.

WHEREAS, T & S Brass and Bronze Works, Inc., a New York corporation, George I. Theisen, Joan L. Theisen and Claude I. Theisen are well and truly indebted to the First National Bank of South Carolina in and by a certain promissory note in writing, of even date with these presents, in the full and just sum of ONE MILLION FIFTY THOUSAND AND NO/100THS (\$1,050,000.00) DOLLARS, to be paid according to the terms of said note with interest thereon as specified in said note, the terms of which are incorporated herein by reference, said note having a final maturity date of November 1, 1978.

NOW, THEREFORE, KNOW ALL MEN, that T & S Brass and Bronze Works, Inc., hereinafter called the mortgagor, in consideration of the aforesaid indebtedness and for the better securing the payment thereof to the said First National Bank of South Carolina, hereinafter called the mortgagee, according to the terms of said note and also in consideration of the further sum of Three (\$3.00) Dollars to the said mortgagor in hand and truly paid by the said mortgagee, at and before the signing of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said mortgagee, First National Bank of South Carolina:

ALL that certain piece, parcel or tract of land, together with buildings and improvements now or hereafter constructed thereon containing 12.80 acres, situate, lying and being on the western side of Old Buncombe Road in the town of Travelers Rest, Greenville County, South Carolina, and having the following metes and bounds, according to plat entitled "Survey for Saddleback Valve Company," dated December 6, 1977, prepared by Piedmont Surveyors and recorded in the R.H.C. Office for Greenville County in Plat Book 6M at Page 55 :

BEGINNING at an iron pin on the western right-of-way of Old Buncombe Road which pin is located 5608 feet, more or less, south of the intersection of the western right-of-way of Old Buncombe Road and the southern right-of-way of Williams Circle; thence from said point of beginning running with the western right-of-way of Old Buncombe Road S. 02-32 E. 202.00 feet to a point; thence S. 04-18 E. 123.00 feet to a point; at the intersection of a proposed road; thence with the right-of-way of said proposed road S. 32-55 W. 39.8 feet to a point; thence S. 70-24 W. 261.73 feet to a point; thence S. 80-12 W. 89.08 feet to a point; thence N. 80-26 W. 88.94 feet to a point; thence N. 70-38 W. 636.40 feet to a point; thence N. 19-22 E. 659.84 feet to a point; thence S. 63-56 E. 110.9 feet to a point; thence S. 26-04 W. 05.0 feet to a point; thence S. 63-56 E. 30.0 feet to a point; thence N. 26-04 E. 05.0 feet to a point; thence S. 63-56 E. 420.0 feet to a point; thence S. 65-05 E. 334.04 feet to the point of beginning on the western right-of-way of Old Buncombe Road. Being the same property conveyed to the mortgagor by deed of J. Peace and Associates, Ltd, recorded May 15, 1978, in deed book 1079, page 171.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP TAX
420.00
MAY 24 1978
R.B. 11218

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