MARCHBANKS, CHAPMAN, BROWN & HARDTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL BSTATE.

Wirelle, S. C. 800 1482 PASE 335

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OS PH 179 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. General Heating and Air Conditioning Co. of Greenville, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

with interest thereon from date at the rate of 12 per centum per annum, to be paid: same time as aforesaid payments of principal.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, burgained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

ALL that piece, parcel or tract of land situate, lying and being on the west side of Mauldin Road, in the County of Greenville, State of South Carolina, containing 8.85 acres as shown on a plat entitled "Property of General Heating & Air Conditioning Co. of Greenville, Inc.", dated September 25, 1979, prepared by Freeland & Associates, recorded in the R.M.C. Office for Greenville County in Plat Book at Page and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Mauldin Road and corner of property now or formerly of John Perkins Industries, Inc. and running thence with the line of said John Perkins Industries, Inc. property, S. 76-51 W. 300.3 feet to an iron pin; thence continuing with the line of said Perkins property S. 22-49 E. 230.6 feet to an iron pin; thence S. 77-15 W. 109.5 feet to an iron pin in the line of property now or formerly of Rebekah T. Forrester; thence with the line of said Forrester property N. 55-09 W. 776.1 feet to an iron pin in the line of property now or formerly of the City of Greenville; thence with the line of said City of Greenville property N. 13-38 E. 226.6 feet to an iron pin in the line of property now or formerly of James T. Crane; thence with the line of said Crane property N. 11-25 E. 24.2 feet to an iron pin in the line of property now or formerly of Marpar Investment Co.; thence with the line of said Marpar property S. 85-25 E. 791.1 feet to an iron pin on the west side of Mauldin Road; thence with the west side of Mauldin Road the following courses and distances: S. 15-05 E. 64.3 feet, S. 17-18 E. 30.7 feet, S. 16-53 E. 169.6 feet, S. 20-46 E. 70 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Russell M. Ashmore, Jr. Joe C. Cooper, Trustees of Profit and Sharing Plan and Trust of Ashmore Borthers, Inc., dated September 27, 1979 and recorded in the R.M.C. Office for Greenville County in Deed Book 11/2 at Page 455.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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