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BOOK 1587 PAGE 384

Mortgagee's Address: P. O. Box 2568, Greenville, SC 29602

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

INSTALL, INCORPORATED, an Ohio corporation and the owner of the real property hereinafter described (hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the said Install, Incorporated and Install Incorporated of Texas (sometimes collectively referred to hereinafter as Mortgagor) are well and truly indebted unto FIRST NATIONAL BANK OF SOUTH CAROLINA (hereinafter referred to as Mortgagee) as evidenced by (a) their promissory note of even date herewith in the amount of Two Hundred Thousand (\$200,000.00) Dollars to be repaid with interest as therein provided, the terms of which are incorporated herein by reference, and (b) their promissory note of even date herewith in the amount of Four Hundred Thousand (\$400,000.00) Dollars to be repaid with interest as therein provided, the terms of which are incorporated herein provided (said notes being sometimes collectively referred to herein as the Note), 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 December 1, 1992.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the afore-said 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 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being near the Town of Mauldin containing 3.1 acres in Greenville County, South Carolina on the eastern side of Frontage Road along U. S. Highway No. 276; bounded now or formerly as follows: North by lands of American Monorail; East and South by lands of Union Carbide; and West by U.S. Highway No. 276 Frontage Road; and being more particularly described according to plat entitled "Property Survey for Install, Inc." made by Arbor Engineering dated November 14, 1982 as follows:

Beginning at an iron pin on Frontage Road at the joint corner of the within tract and property now or formerly of American Monorail, which iron pin is located southwest of the intersection of said road and Standing Springs Road; and running thence along line of property now or formerly belonging to American Monorail, N. 54-20 E. 685.59 feet to an iron pin; thence with the line of property now or formerly belonging to Union Carbide, S. 25-59 W. 302.65 feet to an iron pin; thence continuing with said line, S. 26-00 W. 293.31 feet to an iron pin; thence with said line, S. 26-00 W. 226.22 feet to an iron pin on the eastern side of Frontage Road; thence with the eastern side of Frontage Road, N. 30-06 W. 392.10 feet to an iron pin, the point of beginning. Being the same property acquired by deed of A M Contractors, Inc. recorded herewith in the RMC Office for Greenville County.

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