

RECORDED
INDEXED

1011 1030

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OF
REAL PROPERTY

GREY FILED
JUL 7 10 10 AM '83
DONNE
R.M.C. ASLEY

THIS MORTGAGE, executed the ...6th..... day ofJuly....., 1983....., by
MAC'S TRUSSES AND BUILDING COMPONENTS, INC., (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
P.O. Box 2568, Greenville, S.C., 29602.....

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order
to secure the payment of a promissory note including any renewal, extension or modification thereof
(hereinafter referred to as the "Note"), dated ..July...6...1983....., to Mortgagee for the principal
amount of TWO HUNDRED TWENTY THOUSAND (\$220,000.00) Dollars, plus interest thereon
and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances
that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal,
extension or modification thereof or evidenced by any instrument given in substitution for said Note,
Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of
Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and
assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece, parcel or lot of land situate, lying and being
in the County of Greenville, State of South Carolina, and having,
according to a plat prepared of said property by Freeland and Associates,
February 6, 1978, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern corner of other property of the
Mortgagor, which point is 720 feet S. 78-30 W. from the line of property
known as Washington Heights Subdivision, and running thence S. 80-28 W.
70.29 feet to a fence; thence running with the fence as the line S. 6-06
W. 216.7 feet to a point; thence S. 81-51 E. 67.07 feet to a point;
thence S. 79-26 W. 97.95 feet to a point; thence S. 76-37 E. 117.66 feet
to a point; thence S. 74-43 E. 104.31 feet to a point; thence S. 75-15
E. 81.65 feet to a point; thence S. 75-47 E. 95.44 feet to a point;
thence running with the line of other property belonging to the Mort-
gagor N. 52-16 W. 254.71 feet to a point in the line of other property
belonging to the Mortgagor; thence continuing with said line N. 77-13 W.
275.65 feet to a point; thence continuing with said line N. 5-35 E.
137.3 feet to a point, the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of HJV
Corporation dated February 7, 1978, recorded February 8, 1978, in Deed
Book 1073 at Page 397 in the RMC Office for Greenville County, S.C.

The within property is given by the Mortgagor to the Mortgagee as addi-
tional security for that certain note of even date herewith in the
amount of \$220,000.00 and for which the Mortgagor has given the Mortgagee
a mortgage over a tract of land adjoining the property described herein-
above and the within mortgage is deemed to be additional security for
the said loan.

It is recognized that any default under the aforesaid mortgage given to
the Mortgagee herein by the Mortgagor will constitute a default of this
mortgage.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in
any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all
fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in
any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or
assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that
Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the
Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further
covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs,
successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully
claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee,
that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

2 JUL 7 83 104 4.0001

1030

1030