

GREENVILLE CO. S. C.

1360 161

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BRIGAN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 13 3 33 PM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE (CORPORATION) BOOK 53 PAGE 623

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Southeastern Sprinkler Co., Inc. -----, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank -----

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Sixty-five Thousand and No/100 (\$65,000.00) ----- Dollars (\$65,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 9----- per centum per annum, to be paid as provided for in said note; and

WHEREAS the Mortgagor was lawfully bound by the said Mortgagee for such further ----- line of said Ashmore Branch Road; thence N. 67-52 E., along the southerly boundary of Ashmore Branch, which is parallel to and at all points 33 feet southwardly from the center line of Ashmore Branch Road 663 feet, more or less, to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Georgia Industrial Realty Company, dated September 24, 1970 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 903 at Page 69.

FILED
GREENVILLE CO. S. C.
FEB 13 1977

DEC 9 1977

PAID & SAT SFXED 17726

This 5 Day of Dec, 1977



WITNESS: *W.R. Brown* Vice President

-----continued on attached page -----

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

4328 RV-23