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FILED NOV 21 1979 GREENVILLE CO. S. C. BOOK 169 PAGE 153 JUN 3 4 18 PM '71 OLLIE FARNSWORTH R.M.C. Carolina Federal Savings and Loan Association of Greenville, S. C. MORTGAGE 17279

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First Mortgage on Real Estate

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CAROLINA INDUSTRIAL INSULATING COMPANY, INC. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWELVE THOUSAND AND NO/100THS DOLLARS (\$12,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, 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, June 1, 1981

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 Mortgagee at any time for advances made to or for his account by the Mortgagee, 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 on the Northern side of Shaw Street (formerly First Street) near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 11, Block N, as shown on a plat of Park Place, prepared by E.H. McCollough, dated 1906, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A at page 119, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Shaw Street (formerly First Street) at the joint corner of Lots Nos. 10 and 11 of Block N, and running thence with the Northern side of Shaw Street (formerly First Street) in a Westerly direction 73.5 feet to an iron pin; thence in a Northwesterly direction 149 feet to an iron pin on the Southern side of an alley; thence with the Southern side of said alley in an Easterly direction 51.9 feet to an iron pin at the joint rear corner of Lots Nos. 10 and 11; thence with the line of Lot No. 10 in a Southerly direction 145 feet to the point of beginning.

ALSO:

All that piece, parcel or strip of land adjoining the premises hereinabove

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