BOOK 1201 PAGE 33

RESIDENTIAL PORTION Of Leatherwood Walker, Todd & Mann, Attorneys at La MORTGAGE OF REAL ESTATE BY

DEC 18 ECLIZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAT CONCERN. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

WHEREAS, EMB-TEX CORP.

a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted units NORA NEVES ROE, BOYCE THORNTON ROE, JAMES ALLEN ROS AND CHARLOTTE A. ROE, AS ADMINISTRATRIX OF THE ESTATE OF ROBERT B. ROE, DECEASED

(hereinality referred to as Mortgages) as evidenced by the Mortgagor's promissors note of even date herewith, the terms of which are incorporated beginn by reference, in the sum of Fifty Five Thousand, Four Hundred Seventy Five and 20/106

Dollars (3, 55, 475.20) december Due and payable in four successive equal annual installments of \$13,868,55, beginning .) disserandepensable one year after the date hereof, and continuing on the same day of each year thereafter until paid in full;

with faterest thereon from date

at the rate of six

per centum per annum, to be paid: annually

WHERRAS, the Morraggor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Morraggor's account for taxes, insurance premiums, public assistances, 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 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 Mortgage at and before the sealing and delivery of these presents, the receipt whereaf is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sail and release unto the Mortgagee, its successors and assigns:

All of the mortgages, right, title and interest in and to that certain piece, parcel or tract of land, situate lying and being on the northern side of Roe Road, the southern side of State Park Road, and the western side of U. S. Highway No. 25 in the City of Travelers Rest, County of Greenville, State of South Carolina, and having the following metes and bounds according to plat entitled "Survey for Emb Tex Corp." dated August 17, 1972, by W. R. Williams, Jr., R.L.S.:

Beginning at an iron pin on the western right-of-way of U. S. Highway No. 25 at the corner of other property owned by Emb-Tex Corp., and running thence with the western rightof-way of U. S. Highway No. 25 S, 38-08 W. 380 feet to a nail and cap in Roe Road; thence N. 52-00 W. 176.5 feet to a nail and cap in Roe Road; thence N. 78-36 W. 168.3 feet to a nail and cap in Roe Road; thence S. 80-20 W. 631.3 feet to a nail and cap in Roe Road; thence N. 81-17 W. 275 feet to a nail and cap in Roe Road; thence S. 81-26 W. 170 feet to a nail and cap in Roe Road; thence with the line of Gaston and McCarroll property N. 27-50 E. 394.1 feet to an iron pin on the southwestern side of Grassy Branch; thence continuing in the same direction to a point in the center of the branch; thence with the center line of the branch as the line, the traverse of which is N. 17-45 W. 185 feet to an iron pin on the northeastern side of said branch at the corner of Goodlett property; thence running from the center of said branch past said iron pin and with the line of said Goodlett property S. 88-44 E. 405 feet to an iron pin in a paved drive; thence continuing with the line of said Goodlett property and with the line of Hunt property N. 23-14 E. 1122 feet to an iron pin on the southern side of State Park Road; thence continuing across State Park Road N. 23-14 E. 315.9 feet to a point in Tubbs Mountain Road; thence 3. 0-48 E. 342.2 feet across State Park Road to an iron pin on the southern side of State Park Road at the corner of property owned by Emb-Tex Corp.; thence with the line of Emb-Tex Corp. property S. 0-48 E. 1,127 feet to an old iron pin; thence continuing with the line of property of Emb-Tex Corp. S. 75-50 E. 495.8 feet to an iron pin on the western right-of-way of U. S. Highway No. 25 at the point of beginning.

It is agreed between the mortgagor and the mortgagees that this mortgage will be cancelled by the mortgagees upon request of the mortgagor and upon the mortgagor furnishing to the mortgagees substituted collateral in the form of an unconditional letter of credit guaranteeing the payment of the principal and interest outstanding on the note hereby secured at the time of such substitution; such letter of credit shall be issued by a bank acceptable to the mortgagees.

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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof. ar oles Ariak i de incidenta