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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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## MORTGAGE OF REAL ESTATE (CORPORATION) TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H & W ELECTRICAL CORPORATION , 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

BANK OF TRAVELERS REST

(\$ 7,500.00) 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 \$15.50 per centum per annum, to be paid as provided for the paid as part hereof as though they set forth herein, with interest thereon from date at the rate of \$15.50 per centum per annum, to be paid as provided for the paid as part hereof as paid as provided for the paid as provided for the paid as paid as part hereof as part hereof as paid as part hereof as

In monthly installments of Three Hundred Sixty-Five and 43/100 (\$365.43) Dollars commencing May 1, 1980 and Three Hundred Sixty-Five and 43/100 (\$365.43) Dollars on the first day of each and every month thereafter until paid in full.

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 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 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 containing one acre, more or less, situate, lying and being on the northern side of Irene Circle in the County of Greenville, State of South Carolina being shown and designated on a survey for H & W Electrical, dated March 20, 1980, and being more particularly described as follows:

BESIMMING at an iron pin on the northern side of Trene Circle and running thence with said street N. 35-55 E. 100 feet to an iron pin; thence turning and running N. 5-22 W. 245.8 feet to an iron pin; thence turning and running S. 60-27 W. 266.3 feet to an iron pin; thence turning and running S. 45-20 E. 276.2 feet to the point of beginning.

This conveyance is made subject to any restrictions, rights of way, or easements that may appear of record on the plat(s) or on the premises described herein.

Derivation: William J. Williams and Ruth B. Williams, Deed Book //23, Page 957.

Together with all and singular rights, members, herditaments, and 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 Mortgagoe, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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