Foster & Mitchell, Attorneys at Law, Greenville SC.

STATE OF SOUTH CAROLINAER X3 3 59 PH 8

MORTGAGE OF REAL ESTATE

NTY OF GREENVILLE ANNERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS. P. E. COLLINS ELECTRIC COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hade Hampton Space Center, Inc.

(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 Twenty-Four Thousand Eight Hundred Forty and No/100ths Dollars (\$ 24,840.00) due and payable according to the terms of promissory note executed simultaneously herewith

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel or tract of land located in the County of Greenville, State of South Carolina, being shown and designated on survey by Carolina Surveying Company dated February 10, 1983, entitled "Survey for P. E. Collins Electrical, Inc.," and has, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of a 50 foot unnamed county road, joint front corner of instant property and property now or formerly of Erelene C. Nicholls, and running thence along said 50 foot unnamed road S. 86-29 W., 345 feet to an iron pin; thence turning and running S. 3-16 E., 385.3 feet to Marrow Bone Creek; thence turning and running along said creek the following: S. 86-37 E., 20 feet; N. 70-26 E., 67.3 feet; N. 89-16 E., 143.6 feet; S. 79-33 E., 119.9 feet, the creek being the property line; thence turning and running N. 3-11 W., 405 feet to the point of beginning.

This being the same property conveyed to P. E. Collins Electric Company, Inc. from Wade Hampton Space Center, Inc. dated February 1/2, 1983, and recorded in the RMC Office for Greenville County on February 1/2, 1983, in Deed Book 1/2 at page 1/2.

OF THE POLINA

STAMP ON SERVICE

TERLIFFE TO SERVICE

TO SERVICE

TERLIFFE TO SERVICE

TERLIF

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 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, successors and assigns, forever.

The Mortgagor covenants that it is lawfully serzed of the premises heiseinabove 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.

28-RV.21