

GREENVILLE, CO. S. C.

AUG 27 2 39 PM '70

BOOK 1164 PAGE 519

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

**MORTGAGE OF REAL ESTATE  
(CORPORATION)**

TO ALL WHOM THESE PRESENTS MAY CONCERN;

For Affidavit see Affidavit  
Book 32 page 279

J. M. TULL INDUSTRIES, INC. (formerly J. M. Tull Metal & Supply Co.,  
Inc. and J. M. Tull Metals Company, Inc.)  
WHEREAS, Inc. and J. M. Tull Metals Company, Inc.)  
existing under the laws of the State of Georgia (hereinafter referred to as Mortgagor) is well and truly indebted unto

**LIFE INSURANCE COMPANY OF GEORGIA**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

Four Hundred Eighty-one thousand Five Hundred and No/100----- Dollars  
(\$481,500.00) 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 10 per centum per annum, to  
be paid as provided for in said note; 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 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 tract of land, together with buildings and improve-  
ments, situate thereon, lying on the Southern side of Airport Road (formerly  
known as Lowndes Hill Road), on the Eastern side of Boland Street, on the  
Western side of Industrial Drive (formerly known as Ridgeway Drive), and on  
the Northern side of Aniwetauk Street (formerly known as Johnson Street) in  
the City of Greenville, Greenville County, South Carolina, being shown and  
designated on a plat of the Property of J. M. Tull Industries, Inc., made by  
Campbell & Clarkson Surveyors, Inc., dated August 3, 1970, and recorded in the  
RMC Office for Greenville County, S. C., in Plat Book 4E, page 173, and having  
according to said plat the following metes and bounds, to wit: BEGINNING at  
an iron pin at the Southeastern corner of the intersection of Airport Road with  
Boland Street and running thence with the Southern side of Airport Road, N. 80-  
41 E., 285.3 feet to an iron pin at the intersection of Airport Road with In-  
dustrial Drive; thence along the Western side of Industrial Drive (formerly known  
as Ridgeway Drive), S. 55-16 E., 188.7 feet to an iron pin; thence continuing  
along the Western side of said Drive, S. 51-29 E., 100 feet to an iron pin;  
thence continuing along the Western side of said Drive, S. 48-30 E., 102.4 feet  
to an iron pin; thence continuing along the Western side of said Drive, S. 45-  
02 E., 104.4 feet to an iron pin at the intersection of said Drive with Aniwetauk  
Street; thence along the Northern side of Aniwetauk Street, S. 28-54 W., 64.7 feet  
to an iron pin; thence along the line of Lot No. 127 of East Lynne Addition Sub-  
division, N. 61-06 W., 100 feet to an iron pin; thence continuing along the line  
of said Lot, S. 29-28 W., 50 feet to an iron pin; thence along the rear lines  
of Lots Nos. 125 and 126, of East Lynne Addition Subdivision, N. 61-22 W., 100  
feet to an iron pin; thence S. 28-59 W., 150 feet to an iron pin; thence N. 52-  
08 W., 60.65 feet to an iron pin; thence N. 53-38 W., 89.1 feet to an iron pin;  
thence N. 37-45 W., 94.85 feet to an iron pin; thence S. 60-08 W., 159.2 feet  
to an iron pin on the Eastern side of Boland Street; thence along the Eastern  
side of Boland Street, N. 11-34 W., 65 feet to an iron pin; thence continuing  
along the Eastern side of Boland Street, N. 7-29 W., 252.7 feet to an iron  
pin, the beginning corner.

Together with all and singular rights, members, hereditaments, 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 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.