STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLESCO. S. C.

BOOK 1185 PAGE 541

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. EASTERN STORAGE, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted un to EQUIPMENT LEASING CORPORATION OF S. C. (hereinafter referred to as Mortgagee), as Lessee under that certain Lease Agreement of even date herewith, for rental payments in the total sum of

AND MANUFACTURE AND NO/100ths as provided in said Lease Agreement for an initial lease term of ten (10) years, and for other sums due and to become due thereunder; and

WHEREAS, it has been agreed that the aforesaid obligations of Mortgagor shall be secured by the conveyance of the property hereinafter described; and

## TANKS DESCRIPTION OF THE PROPERTY OF THE PROPE

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 Mortgagoe 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, as shown on that certain plat entitled "Property of Eastern Storage, Inc.", prepared by Enwright Associates, March 24, 1971, and recorded in the Office of the R.M.C. for Greenville County in Plat Book \_\_\_\_\_, at Page \_\_\_\_.

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 thereform, 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 lowfully 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 detend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever tawfully claiming the same or any part thereof.