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GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE—Mann, Epster, Adams, & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C. MORTGAGE OF REAL ESTATE

BOOK 1206 PAGE 217

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Eneri Industries, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. A. Posey

(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 Three Thousand and No/100-----

-----Dollars (\$ 3,000.00 ) due and payable

at the rate of \$1,000.00 thirty (30) days from date, \$1,000.00 ninety (90) days from date, and the balance of \$1,000.00 one hundred-twenty (120) days from date,

with interest thereon from maturity at the rate of eight per centum per annum, to be paid: on demand.

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:

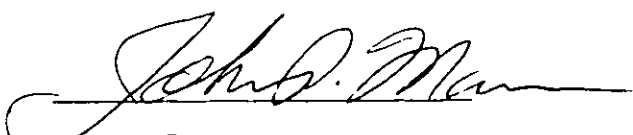
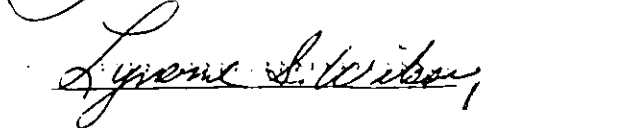
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville in Gantt Township, on the western side of Grove Road on the southeastern side of Highway I-85. Also known as Church Street Extension in Greenville and having according to a plat thereof as recorded in the R.M.C. Office for Greenville County in Plat Book HHH at Page 61, and having the following metes and bounds, to-wit:

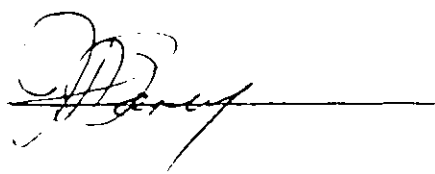
Beginning at an iron pin on the western side of Grove Road, thence along the western side of Grove Road, N. 15-33 E. 155.9 feet to an iron pin; thence continuing along the western side of Grove Road N. 16-26 E. 80 feet to an iron pin; thence turning and running N. 69-17 W. 42.1 feet to an iron pin on the eastern side of a 100 foot right-of-way for Church Street Extension; thence along the said right-of-way of Highway I-85 and Church Street Extension in a south-westerly direction, the chord of which is S. 42-3 W. 147.4 feet to an iron pin on the said right-of-way; thence continuing along said right-of-way in a southerly direction 98.9 feet to an iron pin; thence S. 15-33 W. 65 feet to an iron pin at the joint corner of property now or formerly belonging to the Brown Estate; thence N. 81-3 E. 175 feet to the point of beginning.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ASSIGNMENT

For value received, I do hereby transfer and assign the within mortgage and the note which it secures to Joan G. Posey without recourse this 8th day of September, 1971.



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 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.