

Ashmore & Haas
GREENVILLE CO. S. C.
OCT 15 11 36 AM '71
LIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE—MESSER PROPERTIES, INC., Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Messer Properties, Inc.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. D. Dobson

(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 -----
Fifty-four Thousand and No/100-----Dollars (\$ 54,000.00) due and payable in monthly installments of \$655.18 each, the first such installment due and payable on or before the 5th day of December, 1971, and a like amount due on or before the 5th day of each and every month thereafter for a period of ten (10) years; Promissor shall have the right to anticipate payment of this indebtedness at any time;

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: as a part of each monthly installment shown above.

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, Chick Springs Township, City of Greer, on the west side of School Street and the east side of South Main Street, between the Southern Railway (both sides of switch tracks) and the Seaboard Coast Line R.R. Co. (formerly P & N Ry.), shown on a plat entitled "Survey for Messer Mirror Corporation," dated September 30, 1971, by Piedmont Engineers & Architects, being approximately 1.42 acres and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of School Street, at the joint front corner of property of the Mortgagee, E. D. Dobson, and Southern Railway Company, and running thence S 66-37 W, 358.99 ft. to an iron pin; thence N 11-26 W, 198.7 ft. to an iron pin; thence along the line of property of Seaboard Coast Line R.R. Co., N 71-15 E, 325 ft. to a right-of-way marker on the west side of School Street; thence along the west side of School Street S 21-13 E, 168.3 ft. to the point of beginning.

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 hereinafove 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.