

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1261 PAGE 667

FILED ALL WHOM THESE PRESENTS MAY CONCERN:  
GREENVILLE CO. S. C.

DEC 29 11 41 AM '72  
ELIZABETH RIDDLE

WHEREAS, MOD-STRUCTS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The Peoples National Bank of Greenville, its successors and assigns forever;  
(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 Seven separate real estate notes totaling  
Sixty-Two Thousand Four Hundred and no/100 Dollars (\$ 62,400.00 ) due and payable  
on demand with interest payable quarterly in arrears beginning March 30, 1973

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: Quarterly

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, near the Southern limits of the City of Greer on the East side of Pelham Road (Old Mosteller Road) and having the following metes and bounds according to plat prepared by J. H. Atkins, Surveyor, March 26, 27, 1946, of Subdivision of Property of G. B. and A. B. Johnson as follows:

BEGINNING at an iron pin on East Bank of Pelham Road and runs thence S. 58-05 E. 667 feet to corner of Lots 28 and 29 on said unnamed Street, thence S. 33-00 W. 542 feet to iron pin on bank of Maple Creek Swamp, thence N. 42-30 W. 367 feet to an iron pin on said Maple Creek Swamp, thence N. 31-30 W. 290 feet to an iron pin on South line of Lot #34, thence S. 72-20 W. 83.5 feet to point on center of Pelham Road, thence N. 37-12 E. 370 feet to beginning pin and being all of Lots 29, 30, 31, 32, 33, and 34 according to said plat.

SAID plat being recorded in plat book Q at page 17 in the R. M. C. Office for Greenville County and being the same property conveyed to the within Mortgagor by deed of Western Construction Co. being duly recorded in Deed Book 960 at page 203 in the R. M. C. Office for Greenville County.

IN THE EVENT of material, mechanics, labor or any other related type liens filed subsequent to the recording date of the mortgage conveying title to the real property securing this note, the mortgagee reserves the right not to advance funds until such time as all such aforementioned liens are satisfied and removed of record. With regard to such liens it is hereby agreed that the mortgagee shall have no obligation to satisfy such liens. It is further understood and agreed that in the event of default the bank is not obligated to advance additional funds under this real estate mortgage.

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.