

REGULATION NO. 22  
COMPLIED WITH

FILED  
GREENVILLE, CO. S. C.

BOOK 1264 PAGE 288

JAN 23 9 48 AM '73 MORTGAGE

DONNIE S. TANKERSLEY  
STATE OF SOUTH CAROLINA R.H.C.  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Beddingfield Realty Co., Inc.,

(herein "Borrower") and the

Mortgagee First Piedmont Bank & Trust Co.,

Greenville, South Carolina (herein "Lender").

Piedmont Safety Appliances, Inc.  
WHEREAS, ~~the Borrower~~ is indebted to the Lender in the sum of Ten Thousand and no/100  
Dollars (\$ 10,000.00) as evidenced by the ~~Borrower's~~ promissory Note of  
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest  
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable on demand

; and  
Piedmont Safety Appliances, Inc.  
WHEREAS, ~~the Borrower~~ may have borrowed other monies from the Lender (which term as used throughout  
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may  
hereafter become indebted to the Lender for such further sums as may be advanced to or for ~~the Borrower's~~ account for  
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and its

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-  
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage  
shall be security for all obligations of ~~the Borrower~~ to Lender in the total principal amount of Fifty Thousand  
and no/100 Dollars (\$ 50,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-  
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower  
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof  
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid  
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the  
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)  
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other  
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-  
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)  
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations  
secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-  
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-  
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,  
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying  
and being on the northern side of old national Highway 29 (Rutherford Road) in Greenville  
County, South Carolina, being a portion of the W. R. Gillespie property shown on a plat  
thereof made by R. K. Campbell, Surveyor, recorded in the RMC Office for Greenville County,  
South Carolina, in Plat Book 000, Page 139, and being shown on a plat entitled "Property of  
J. W. Melton and J. E. Fulp and W. E. Williams, Jr.," made by Campbell & Clarkson Surveyors,  
Inc., dated November 7, 1969, and having, according to said plat, the following metes and  
bounds, to wit:

BEGINNING at an iron pin on the northern side of old national Highway 29  
at the corner of property now or formerly owned by W. R. Gillespie and  
running thence along the northern side of said highway S. 73-24 W. 80 feet  
to an iron pin; thence N. 34-52 W. 379.16 feet to an iron pin on the right-  
of-way of the Piedmont & Northern Railway Co.; thence along said right-of-  
way N. 69-11 E. 15.06 feet to an iron pin; thence along said right-of-way  
N. 72-08 E. 97.8 feet to an iron pin; thence continuing along said right-  
of-way N. 75-12 E. 97.7 feet to an iron pin; thence continuing along said  
right-of-way N. 77-33 E. 38.8 feet to an iron pin; thence along the line  
of property now or formerly owned by W. R. Gillespie S. 8-36 E. 360.95 feet  
to an iron pin.

THIS MORTGAGE IS JUNIOR IN LIEN TO THE LIENS OF THE MORTGAGES GIVEN BY THE MORTGATOR HEREIN  
TO GREER FEDERAL SAVINGS & LOAN ASSOCIATION DATED JULY 14, 1971, IN THE ORIGINAL FACE AMOUNT  
OF \$100,000.00, RECORDED IN MORTGAGE BOOK 1199, PAGE 518, AND THE MORTGAGE DATED SEPTEMBER 7,  
1971, IN THE ORIGINAL AMOUNT OF \$18,000.00, RECORDED IN MORTGAGE BOOK 1206, PAGE 223.

It is understood and agreed that Beddingfield Realty Co., Inc. shall have no liability  
for the payment of the obligations of Piedmont Safety Appliances, Inc. hereby secured  
except to the extent of the real property conveyed by this Mortgage.