

BOOK NO. 22
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MORTGAGE OF REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE, S. C.

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FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 3 9 47 AM '73

WHEREAS, CASTINGS, INCORPORATED
CORPORATION
R.M.C.

a corporation chartered under the laws of the State of
(hereinafter referred to as Mortgagor) is well and truly indebted unto Piedmont Mortgage Company

(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-five Thousand and No/100-----

-----Dollars (\$ 55,000.00) due and payable

Three years from date

with interest thereon from date at the rate of 8 3/4 per centum per annum, to be paid: annually.

Mortgagor has the right of prepayment without penalty at any time during the term of this Mortgage.

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 on the western side of Parkins Mill Road and being shown as a 9.00 acre tract according to a plat entitled Survey for Castings, Inc., by Carolina Engineering and Survey Company dated March 31, 1973 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Parkins Mill Road at the joint corner of property herein conveyed and property now or formerly belonging to S. B. Gaines and running thence with the line of property now or formerly belonging to S. B. Gaines, N. 76-45 W. 431 feet to a point; thence N. 9-54 E. 384.6 feet to a point; thence N. 62 W. 190 feet to a point at the property now or formerly belonging to W. T. Cassel, Jr.; thence with property now or formerly belonging to Cassel, N. 28 E. 437 feet to a point; thence S. 62 E. 75 feet to a point; thence N. 60-30 E. 257.4 feet to a point on the western side of Parkins Mill Road; thence with the western side of Parkins Mill Road, the following courses and distances: S. 19-07 E. 160.7 feet to a point; S. 9-10 E. 200 feet to a point; S. 1-45 W. 200 feet to a point; S. 6-10 W. 396 feet to a point; thence leaving Parkins Mill Road and running N. 83-50 W. 218.9 feet to a point; thence S. 13-13 W. 54.2 feet to a point; thence S. 75-45 E. 227.8 feet to a point on the western side of Parkins Mill Road; thence continuing with Parkins Mill Road, S. 6-10 W. 30 feet to a point, 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 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.