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HORTON DRAWDY MARCHBANKS AS MORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 8 3 07 PM '78
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, American Aluminum Foundry Corp. -----, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto ----- Community Bank -----

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Two Hundred Thousand and No/100 ----- Dollars (\$ 200,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 2 1/2% ^{above prime rate} ~~per annum~~ to be paid as provided for in said note; and.

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 situate, lying and being in Butler Township, County of Greenville, State of South Carolina and being shown on plat of property of Frank Karandisevsky, dated July 12, 1963 by C. O. Riddle, Reg. L. S., said plat to be recorded in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Shuffletown Road and running thence across said road in a southern direction S. 24-00 E., 33 feet to an iron pin at the corner of John E. Brown property and running thence with the John E. Brown property, S. 24-00 E., 286 feet to an iron pin at the corner of Edgar L. and Bessie G. Atkins property; thence with the Atkin line, S. 24-00 E., 509.2 feet to an iron pin at Billy L. Wright line; thence with the Wright line, S. 70-00 W., 260.8 feet to an iron pin at Arthur D. and Ruby D. Smith line; thence with Smith line S. 67-47 W., 188 feet to a pin; thence N. 24-00 W., 110 feet to a pin in Shuffletown Road; thence N. 66-00 E., 17 feet across the road in an eastern direction to an iron pin at property of Lark; thence with Lark line, N. 66-00 E., 199.6 feet to an iron pin; thence N. 24-00 W., 100 feet to an iron pin; thence S. 66-00 W., 199.6 feet to an iron pin; thence S. 66-00 W., 26.7 feet to an iron pin in the Shuffletown Road; thence down the Shuffletown Road in a northerly direction N. 24-00 W., 526.2 feet to an iron pin; thence N. 64-07 E., 448.2 feet to an iron pin at 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 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.

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