

STATE OF SOUTH CAROLINA **Oct 3 1 15 PM '77**
COUNTY OF GREENVILLE **DOMINE S. TANKERSLEY R.H.C.**

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **K & K Realty Associates (a partnership)**
(hereinafter referred to as Mortgagor) is well and truly indebted unto **Bankers Trust of South Carolina**

(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 **One Hundred Thousand and No/100**-----
----- Dollars (\$ **100,000.00**) due and payable
on demand.

with interest thereon from _____ date _____ at the rate of **9-1/2%** per centum per annum, to be paid: on demand

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:

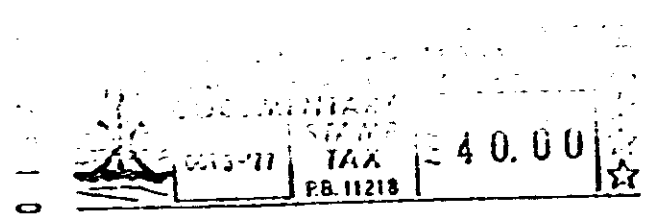
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**, being shown as **Tract I** containing **0.46** acres on plat of survey for **Emb Tex Corporation** prepared by **W. R. Williams, Jr.**, dated **August 18, 1977** and recorded in the **RMC Office for Greenville County, SC** in **Plat Book 6-E Page 89**, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of North End Circle and running thence with center line of North End Circle, S. 13-31 E. 72.2 feet to a nail and cap; thence continuing with center line of North End Circle, S. 27-57 E. 65.0 feet to a nail and cap; thence with line of other property of Emb Tex Corporation, N. 73-27 W. 230.7 feet to an iron pin; thence with the center line of other property of Emb Tex Corporation, N. 15-33 E. 106.6 feet to an iron pin; thence continuing with line of other property of Emb Tex Corporation, S. 74-31 E. 150.2 feet to the beginning corner, passing over iron pin 33.3 feet back on line.

ALSO, All that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina being shown as **Tract II** containing **0.49** acres on plat of survey for **Emb Tex Corporation** prepared by **W. R. Williams, Jr.**, dated **August 18, 1977** and recorded in the **RMC Office for Greenville County, SC** in **Plat Book 6-E at Page 89**, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of North End Circle and running thence with center line of North End Circle, the following courses and distances, to-wit: S. 52-00 E. 50.0 feet to a nail and cap; thence S. 37-36 E. 50.0 feet to a nail and cap; thence S. 13-26 E. 50.0 feet to a nail and cap; thence S. 0-12 W. 70.0 feet to a nail and cap; thence S. 4-22 E. 33.8 feet to a nail and cap; thence leaving said North End Circle, running with other property of Emb Tex Corporation, N. 76-06 W. 151.1 feet to an iron pin; thence continuing with said Emb Tex Corporation property, N. 15-58 E. 197.5 feet to a nail and cap in center of North End Circle, the beginning corner, passing over iron pin 39.4 feet back on line.

THIS Being the same property conveyed to the mortgagor herein by deed of Emb Tex Corporation, of even date, to be recorded herewith.



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.

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