

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HAL-BAR PLUMBING CO., INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto COKER & COKER & COKER LEASING ASSOCIATES, INC.

(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

Nine Thousand, Eight Hundred and No/100----- Dollars \$ 9,800.00) due and payable at the rate of \$1,500.00, plus interest, on January 1, 1980, and \$1,500.00, plus interest, due and payable February 1, 1980, thereafter, the balance of \$6,800.00 due and payable at the rate of \$680.00, plus interest on January 1, 1981, with a like sum being due and payable annually on the 1st day of January of each year thereafter until the entire amount of principal and interest have been paid in full. Payment first applied to interest with interest thereon from date at the rate of 9-1/2 Per centum per annum, to be paid: annually the balance to principal

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:

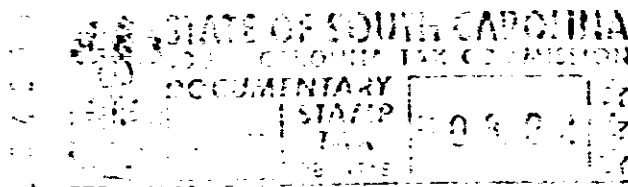
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 City of Greenville, South Carolina, being shown and designated as Property of Hal-Bar Plumbing Co., Inc. on a plat prepared by Charles F. Webb, R.L.S., which plat is recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Plat Book 11R, at Page 46, reference to which is hereby made for a more complete and accurate description thereon.

This is the identical lot of land conveyed Hal-Bar Plumbing Co., Inc. by Coker & Coker & Coker Leasing Associates, Inc. by deed recorded October 10, 1979 in Deed Book 1113 at Page 381.

COKER & COKER & COKER LEASING ASSOCIATES, INC.
1728 Daniel Building
Greenville, South Carolina



Together with all and singular rights, members, herditaments, 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.

REV. 20

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