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STATE OF SOUTH CAROLINA ZE ( 10 39 AM 179 COUNTY OF GREENVILLE

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

WHEREAS,

Crowe Brothers, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Insulation Company, 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

Thirty Thousand Seventeen and 50/100----- Dollars (\$ 30,017.50 ) due and payable

on or before 90 days from date

date

with interest thereon from

at the rate of

per centum per annum, to be paid: at maturity

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, situate, lying and being on the eastern side of O'Neal Street and being known and designated as Lot 1 on a plat made by J. N. Southern, dated February 2, 1910, recorded in the RMC Office for Greenville County in Plat Book A at Page 377, and having, according to said plat, the following metes and bounds: BEGINNING at an iron pin on the eastern side of O'Neal Street, said pin being 159 feet from the southern corner of the intersection of O'Neal Street and Rhett Street, and running thence with O'Neal Street, S. 19-1/2 E. 24 feet to an iron pin; thence N. 70-1/2 E. 111 feet to an iron pin; thence N. 19-1/2 W. 24 feet to an iron pin; thence S. 70-1/2 W. 111 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, in Ward 5 of the City of Greenville, being shown as a portion of Lot No. 2 on plat of the property of J $q_T$ n G. Wyatt recorded in the RMC Office for Greenville County in Plat Book A at Page 377, and being more particularly described as follows: BEGINNING at an iron pin on O'Neal Street, corner of the Wyatt Shop property and running thence N. 70-30 E. 76.6 feet to an iron pin on 8-foot alley; thence with said alley, N. 19-30 W. 43 feet to an iron pin, corner of property formerly owned by J. D. Bridges; thence with the line of the Bridges property, S. 70-30 W. 76.6 feet to an iron pin on O'Neal Street; thence with O'Neal Street, S. 19-30 E. 43 feet to the beginning corner.

ALSO: 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, in the City of Greenville on O'Neal Street and having the following metes and bounds: BEGINNING at an iron pin on O'Neal Street, corner of Lot conveyed to N. W. Ollunt and running thence with his line, N. 70-30 E. 76.6 feet to an iron pin on an 8-foot Calley; thence with said alley, N. 19-30 W. 43 feet to center of wall (Brick stable now or formerly of J. T. Blassingame); running thence S. 70-30 W. 76.6 feet to an iron pin on O'Neal Street; thence with O'Neal Street, S. 19-30 E. 43 feet to the beginning corner. LESS, HOWEVER, a 12-inch strip heretofore conveyed to Clyde H. Childress in Deed Book 356 at Page 111, RMC Office for Greenville County. On said 12 inches of land was a brick wall Zin which Bessie Bricy sold her interest thereto.

 $\check{\mathfrak{o}}$ THIS IS the same property conveyed to the Mortgagor herein by deeds recorded in Deed Book  $_{0}^{\sim}$ 1034 at Page 42, recorded April 1, 1975, and Deed Book 1045, Page 57, recorded

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

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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 Mortgager 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.