

SALES OFFICE  
Box 592 Rte 252

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SEK 79 68

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE AND )  
COUNTY OF ANDERSON )

MORTGAGE OF REAL ESTATE

THIS MORTGAGE is made this 26th day of August, 1977, by and between the Mortgagors, INDUSTRIAL MAINTENANCE & MECHANICAL SERVICE, INC., P. O. Box 61, Greenville, South Carolina 29602; JOHN E. MICKLER; WILLIAM H. BALLENGER, JR.; and CHOICE K. BALLENGER (herein "Borrower", the term "Borrower" when used hereinafter shall include all of the aforesaid Mortgagors), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, 201 Trade Street, Fountain Inn, South Carolina 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THREE HUNDRED THOUSAND & 00/100 (\$300,000.00) DOLLARS, which indebtedness is evidenced by Borrower's note, the terms of which are incorporated herein by reference, of even date herewith (herein "Note"), and providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on the 1st day of August, 1987.

and defend generally the title to the Property against all claims and demands, subject to any easement and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property, or any title certificate from the closing attorneys.

COVENANTS: Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

GREENVILLE CO. S.C.  
JUL 26 1977  
JUL 26 1977  
JUL 26 1977

1031-1  
PROCESSED IN FULL  
FEDERAL SAVINGS & LOAN ASSOCIATION  
Richard J. [Signature]  
Assistant Vice President  
Factory United Federal Savings and Loan Association  
12000  
12000

the Note and to the principal of future advances, if any.

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