

Post Office Box 728, Simpsonville, SC 29681
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE

DEC 8 11 16 AM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 80 PAGE 598

DONNIE STANFERSLEY

LEATHERWOOD, WALKER, TODD & MANN

WHEREAS, William J. Alexander, III and Claudine M. Alexander

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

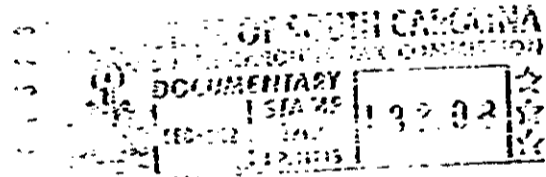
guaranteeing notes of Alexander Machinery, Inc. (hereinafter referred to as Mortgagee) ~~and other notes of even date herewith~~, the terms of which are incorporated herein by reference, in the sum of Three Hundred Thirty Thousand One Hundred Fifty-Six and 36/100ths Dollars (\$330,156.35)

BEGINNING at an iron pin at the joint corner of Neely Ferry Road and Frontage Road No. 2, and running thence along said Frontage Road the following courses and distances: N. 60-56 E. 181.5 feet to an iron pin; N. 66-13 E. 55.3 feet to an iron pin; N. 75-52 E. 44.7 feet to an iron pin; N. 84-35 E. 45.1 feet to an iron pin; S. 87-03 E. 45.1 feet to an iron pin; S. 78-16 E. 45 feet to an iron pin; S. 69-39 E. 45 feet to an iron pin; S. 61-02 E. 45 feet to an iron pin; S. 50-24 E. 65.9 feet to an iron pin; S. 43-52 E. 102.4 feet to an iron pin at the joint corner of property herein conveyed and property now or formerly of Barbecue King, Inc.; thence turning and running along the line of Barbecue King, Inc., S. 59-17 W. 591.4 feet to an iron pin on the northeastern edge of the right of way of Neely Ferry Road; thence turning and running along Neely Ferry Road, N. 13-24 W. 350.5 feet to the point of beginning.

This property is subject to all restrictions, easements and rights of way, if any, affecting the above described property.

This is the same property conveyed to the mortgagor herein by deed of Max M. Heller, dated July 5, 1977, and recorded on July 5, 1977 in the Office of the REC for Greenville County, S. C., in Deed Book 1059 at Page 870.

GCTO -----3 DE 682 071



31133

Donnie S. Stanfersley

THE PALMETTO BANK
MAY 18 1983
MAY 23 1983
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The within mentioned debt having been paid in full this mortgage is hereby satisfied.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way including but not limited to, all rents, issues, and profits which may arise or be had herefrom, 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 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 whatsoever lawfully claiming the same or any part thereof.