

STATE OF SOUTH CAROLINA :  
 COUNTIES OF SPARTANBURG AND GREENVILLE : MORTGAGE OF REAL  
 STATE OF NORTH CAROLINA : ESTATE AND PERSONAL  
 COUNTY OF POLK : PROPERTY

TO ALL WHOM THESE PRESENTS MAY CONCERN: TRYON BUILDERS SUPPLY COMPANY, a South Carolina Corporation, hereinafter called the Mortgagor, sends greetings:

WHEREAS, the mortgagor requires the assistance of Bank Credit for financing its operations its needs, being practically continuous but fluctuating in amount, and it desires to avoid the delay, inconvenience and expenses of negotiating separate loans to meet its requirements as its necessities arise, and to make provision for obtaining a continuing and fluctuating line of credit not to exceed the maximum sum of Forty Thousand Dollars of principal and not to exceed beyond five years from the date of these presents and to provide satisfactory security for all sums borrowed from time to time during said period, and,

WHEREAS, the Mortgagor has applied to The COMMERCIAL NATIONAL BANK of Spartanburg for such line of credit and has presented the securities offered as hereinbelow described, and,

WHEREAS, the said bank, hereinafter called the mortgagee, has agreed to extend credit from time to time during the period of five years next ensuing the date of these presents, not to exceed in the aggregate at any time, the principal sum of Forty Thousand Dollars, all borrowings to be evidenced by the mortgagor's promissory notes, all to provide for the payment of interest at the rate or rates agreed upon from time to time and stated in the several notes (not to exceed 7%) and all to provide for the payment of a reasonable attorney's fee in case of suit or collection by attorney or litigation involving the debt or any part of the security therefor reasonably requiring employment of counsel to protect or enforce any right or remedy of the holder, none to have a maturity beyond five years after date and all to be secured by a first mortgage of the real and personal property described below, it being agreed that default in the payment or any note or notes or interest shall mature the entire credit extended at the option of the holder, but forbearance to declare maturity for any one or more such defaults shall not be deemed a waiver of any subsequent default.

NOW, KNOW ALL MEN BY THESE PRESENTS, that the mortgagor, in consideration of the grant of such continuing and fluctuating credit line or arrangement and to secure the payment thereof to the mortgagee according to the terms of the above written agreement and of the notes or obligations to be executed hereunder and secured hereby, and also in consideration of the further sum of Three(\$3.00) Dollars to the mortgagor in hand paid by the mortgagee, at and before the sale and delivery of these presents, the receipt of which is acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said mortgagee:

All that tract of land lying in Greenville and Spartanburg Counties, State of South Carolina, about one mile northwest of the town of Landrum, containing nine and one-tenths acres, more or less, and lying between U.S.Highway No. 176 on the southwest and the Southern Railway's Spartanburg-Asheville line on the east, on which is located the main lumber Manufacturing plant of the Tryon Builders Supply Company and more fully shown on a plat by S. B. Edwards, December 26, 1946, composed of the parcels conveyed to Tryon Builders Supply Company by the following deeds to the record of which reference is made for a completer description,

TO WIT: deed of W. S. Green, recorded in Deed Book 10-P , page 501. Deed of J. T. Green to Tryon Builders Supply Company recorded in Deed Book 9-C, page 488 (both in the RMC Office for

SATISFIED AND CANCELLED RECORD  
 30  
 AT 11 O'CLOCK P. M. NO. 15707  
 M. C. KEYS  
 GREENVILLE COUNTY, S. C.