

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GENERAL BATTERY AND CERAMIC CORP., hereinafter called the Mortgagor, in the State aforesaid send greetings:

WHEREAS, the said mortgagor is truly indebted unto PILOT LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of North Carolina, in the principal sum of Two Hundred Thousand and no/100 (\$200,000.00) Dollars, for money loaned as evidenced by promissory note dated this day and maturing as follows:

Due and payable Four Thousand and no/100 Dollars (\$4,000.00), plus interest, on the 1st day of June, 1961 and Four Thousand and no/100 Dollars (\$4,000.00), plus interest, on the 1st day of each September, December, March and June thereafter until the 1st day of September, 1973 on which date the entire principal balance together with all accrued interest shall be at once due and payable.

with interest thereon until paid at 6 $\frac{1}{4}$ per cent. per annum from date on the whole amount of said principal sum remaining unpaid from time to time, which interest shall be payable quarterly ~~monthly~~ both principal and interest being payable in lawful money of the United States of the present standard of weight and fineness, to PILOT LIFE INSURANCE COMPANY, at its office near Greensboro, North Carolina or at such other place as the holder of the note may designate in writing, and whereas both principal and interest are to be secured by this conveyance, as will more fully appear by reference to said note.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said mortgagor under the terms and provisions of this mortgage as hereinafter set forth together with interest thereon, to the said PILOT LIFE INSURANCE COMPANY according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said mortgagor in hand well and truly paid by the said PILOT LIFE INSURANCE COMPANY, 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 said PILOT LIFE INSURANCE COMPANY its successors or assigns the following described property situated in the

County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, containing 20 acres, more or less, according to a plat of the property of a portion of King Acres, Inc. prepared by Piedmont Engineering Service, July, 1960, and recorded in the R. M. C. Office for Greenville County in Plat Book "RR", at page 51, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Old Chick Springs Road at corner of property now or formerly belonging to C. L. King Estate and thence running along the line of the property now or formerly belonging to C. L. King Estate, S. 29-10 E. 733 feet to an iron pin on the right of way of the P & N Railroad; thence running along the right of way of the P & N Railroad, S. 50-17 W. 255.1 feet to an iron pin; thence continuing to run along the line of the P & N Railroad, S. 47-25 W. 640 feet to an iron pin; thence running N. 37-28 W. 1102.7 feet to an iron pin in the center of the Old Chick Springs Road; thence along the center of the Old Chick Springs Road, N. 59-15 E. 200 feet to an iron pin; thence running along the center of the Old Chick Springs Road, N. 69-42 E. 250 feet to an iron pin; thence along the center of the Old Chick Springs Road, N. 74-18 E. 300 feet to an iron pin; running thence along the center of the Old Chick Springs Road, N. 72-24 E. 300 feet to an iron pin in the center of Old Chick Springs Road, the beginning corner, and being shown and designated on the aforesaid plat as Tract #1.

See attached sheet for additional property and additional provisions.

together with all the easements, ways, rights, privileges and appurtenances to the same belonging, including but not limited to all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, and lighting fixtures, equipment, and/or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion of all of said premises.