

HORTON, DRAWDY, DILL AND MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

BOOK 1272 PAGE 221

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANNERSLEY
R.N.C.

WHEREAS, We, Blake P. Garrett, David H. Garrett, William R. Timmons, Jr.
and Walter W. Goldsmith

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank of
Charleston (Greenville, S.C. Branch)

(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 One Hundred Thirty Thousand and no/100ths

Dollars (\$ 130,000.00 due and payable

as provided in said note

with interest thereon from date at the rate of 1-1/2 over "Prime Rate"
per centum per annum, to be paid: monthly

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 lot of land with buildings and improvements lying on the northeastern
side of Industrial Drive in Greenville County, S. C., being shown and designated
as a portion of PLEASANTBURG INDUSTRIAL PARK on a plat thereof made by Piedmont
Engineering Service dated January, 1962, and recorded in the RMC office for
Greenville County, S.C., in Plat Book BBB, page 173, and having according to a
plat thereof prepared by Piedmont Engineers & Architects, entitled "Property of
Walter W. Goldsmith, et al", dated August 15, 1966, recorded in the RMC Office
for Greenville County, S.C., in Plat Book NNN, page 13, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Industrial Drive at the
common front corner of property now or formerly owned by W. Gordon McCabe and
now occupied by Southeastern Injection Moulding and running thence along the
common line of said property, South 75-05 East 200 feet to an iron pin on the
line of property owned by Sullivan Hardware Company; thence along the line of
Sullivan Hardware Company North 14-55 East 100 feet to an iron pin; thence
North 75-05 West 200 feet to an iron pin on Industrial Drive; thence along the
northeastern side of Industrial Drive South 14-55 West 100 feet to an iron
pin, the BEGINNING CORNER.

ALSO: ALL that piece, parcel or lot of land, together with all buildings and
improvements thereon, situate, lying and being on the eastern side of Industrial
Drive, in Greenville County, S.C., being shown and designated as a portion of
PLEASANTBURG INDUSTRIAL PARK, adjoining the immediately preceding described

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and
of all 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 such 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 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 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 whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for
the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also
secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so
long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest
at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time
to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or
in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be
held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay
all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does
hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on
the Mortgage debt, whether due or not.