

FILED
GREENVILLE CO. S. C.

1310 521

REAL ESTATE MORTGAGE

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CAROLINA PLATING WORKS, INC.

SEND GREETINGS:

WHEREAS, it the said Carolina Plating Works, Inc., hereinafter called Mortgagor, in and by its certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Eighty-five Thousand and No/100ths Dollars (\$85,000.00), with interest thereon payable in advance from date hereof at the rate of 9 % per annum; the principal of said note together with interest being due and payable in (84)

monthly
[Monthly, Quarterly, Semi-annual or Annual]

installments as follows:

Beginning on June, 1974, and on the same day of each monthly period thereafter, the sum of One Thousand Three Hundred Sixty-seven and 60/100ths Dollars (\$1,367.60) and the balance of said principal sum due and payable on the day of May, 1981.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

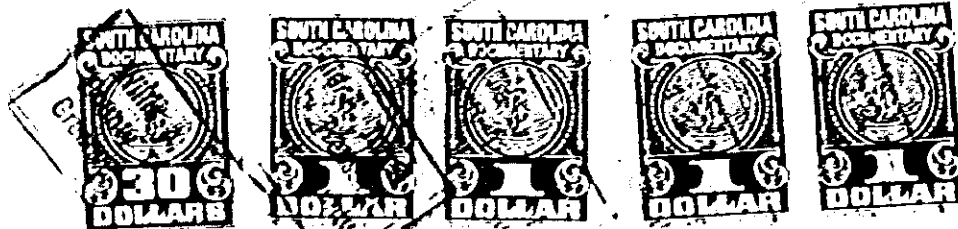
Said note provides that past due principal and/or interest shall bear interest at the rate of 9 % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the 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 Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that piece, parcel or lot of land, situate in Greenville County, State of South Carolina near the City of Greenville and near Union Bleachery, containing 5 1/4 acres, excluding railroad rights of way, and having, according to a Plat entitled "Property of Roy S. Batson near Greenville, South Carolina" made by C. O. Riddle, R.L.S., surveyed by Robert Jordon, R.L.S., dated March 28, 1967, the following metes and bounds, to-wit:

Beginning at an iron pin in the northwestern corner of the intersection of Bleachery Road (or also known as Riverside Road) and South Carolina Highway No. 253 and running with the southeasterly side of said Highway the following four courses and distances: S. 42-46 W. 110.1'; S. 35-46 W. 105'; S. 28-14 W. 139.7'; and S. 19-06 W. 149.2', the latter courses and distances ending in the center of G. & N. Railway and Southern Railway track; thence leaving said Highway and running with the center of said railway track S. 46-54 E. 424.6' to a point; thence N. 47-55 E. 431' to a point on the westerly side of Bleachery Road; thence with the westerly side of said Road (also known as Riverside Road) N. 42-00 W. 480.5' to an iron pin in curve of said road; thence still with the western side of said road N. 37-35 W. 97.7' to an iron pin at the southwestern side of the intersection of said road and South Carolina Highway No. 253, the point of beginning, subject to the rights of way and/or easements of the G. & N. Railway, the Southern Railway, Duke Power Company and Greater Greenville Sewer District.



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