

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Crosrol, Inc. (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Citizens & Southern National Bank of South Carolina (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 Five Hundred Thousand & no/100 DOLLARS (\$500,000.00)

~~with interest thereon from date of withdrawal at the rate of xxx percent per annum on the said principal and interest to be~~
payable Twenty-Five Thousand (\$25,000.00) Dollars per quarter, with the first payment being due and payable ninety (90) days from date, with interest from date of withdrawals at the rate of one-half (1/2%) percent above the commercial prime rate with a minimum rate of eight (8%) percent, and a maximum rate of eleven and one-half (11-1/2%) percent.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the southerly side of Tower Drive, and having according to a plat of property of Crosrol Carding Developments, Inc. (Crosrol, Inc.), prepared by C. O. Hiddle, dated July, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right-of-way of Tower Drive at the northeasterly corner of said property being the joint corner of said property and property now or formerly of the Greenville Municipal Airport, and running thence along said Tower Drive, S. 56-56 W. 400 feet to an iron pin; thence turning and running S. 5-34 E. 300 feet to a concrete monument; thence turning and running with other property now or formerly of the Greenville Municipal Airport, N. 86-56 E. 400 feet to a concrete monument; thence turning and running with property now or formerly of the Greenville Municipal Airport, N. 5-34 W. 300 feet to an iron pin, being the point of beginning.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

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