

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G & C REALTY COMPANY, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N.A.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Fifty Thousand and No/100----- Dollars (\$ 50,000.00 due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 10% per centum per annum, to be paid as provided for in said note; and, with the full amount being due and payable five (5) years from date,

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 certain piece, parcel or lot of land, including the warehouse and refrigeration equipment and all other improvements thereon, located south of Sulphur Springs Road on the eastern side of Reedy River in the County of Greenville, State of South Carolina, being shown and designated as property of H-G-N Company, Inc. on plat entitled Greenville and Northern Railway Company by J. C. Hill dated July 18, 1966, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book PPP at page 31, and having according to a more recent plat entitled Property of G & C Realty Co., prepared by Carolina Surveying Co., dated April 4, 1974 and revised November 21, 1974, the following metes and bounds, to-wit:

BEGINNING at an iron pin 280.1 feet South of Sulphur Springs Road and 22.8 feet West of the center of the main line of the Greenville and Northern Railway Company, at the joint corner of property herein mortgaged and property of the Greenville and Northern Railway Company; thence running S. 73-20 W. 159.8 feet past an old iron pin in the center of Reedy River, with the center of said river being the property line; thence running with the said Reedy River, S. 15-33 E. 225 feet to a point; thence running N. 73-20 E. 164.2 feet from the center of said Reedy River past an iron pin on the eastern edge of said river, with said iron pin being located on the western side of the Greenville and Northern Railway Company main line; thence running with said Greenville and Northern Railway Company main line, N. 16-40 W. 225 feet to the point and place of beginning.



5. 20.00

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.

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