

Mortgagee's Address: The Citizens And Southern National Bank of South Carolina, 44 East Camperdown Way, P. O. Box 1449, Greenville, South Carolina 29602

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

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FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

NOV 1 12 11 PM '76 MORTGAGE

DONNIE S. TANNER SLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BLUE RIDGE CORPORATION (hereinafter referred to as Mortgagor) SEND (S) GREETING:

THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA

WHEREAS, the Mortgagor is well and truly indebted unto (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

300 AS

Five Hundred Forty Thousand-----DOLLARS (\$ 540,000.00) with interest thereon from date at the rate of 1 1/2% over prime rate of interest of Citizens & Southern National Bank of South Carolina (adjusted monthly on each payment date), said principal and interest to be repaid as follows:

One Hundred Eighty (180) monthly installments of principal and interest pursuant to the terms set out in said note.

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 tract of land situate, lying and being in Greenville County, State of South Carolina, and having, according to a plat prepared by Campbell & Clarkson, Surveyors, Inc., entitled "Property of Blue Ridge Corporation", dated October 28, 1976, having the following metes and bounds:

BEGINNING at an iron pin in the center of the C. & W.C. Railroad (now Seaboard Coast Line Railroad Company) right of way, at the joint corner of the premises herein conveyed and property now owned by Emery Industries (formerly Trylon Chem-Co., Inc.), and running thence with the line of said Emery property, N. 54° 08' E. 329.2 feet to an iron pin; thence turning and running S. 35° 52' E. 20 feet to a pin; thence turning and running N. 54° 08' E. 325 feet to a point on rear line as shown on said plat; thence turning and running along said rear line, being the line of property owned by Emery Industries (formerly owned by Florrie E. Greer and William J. Greer), S. 33° 27' E. 759.73 feet to a pin in the center of a county road; thence with the center line of said county road, S. 52° 58' W. 654.93 feet to a point in the center of the C. & W.C. Railroad right of way; thence with the center of said right of way, N. 33° 26' W. 793.4 feet to the point of beginning.

This mortgage is subject to existing easements and right of way, of record and as shown on said plat, including a proposed railroad track, as shown on said plat.

This being the same property conveyed to Mortgagor by deed from The Kostner Corporation, recorded in Deed Book 1002, page 340, R.M.C. Office, Greenville County, South Carolina, on July 2, 1974.

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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