

FILED
GREENVILLE CO. S. C.

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BOOK 1390 PAGE 673

STATE OF SOUTH CAROLINA)

MORTGAGE

COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: WISCONSIN WIRES, INC., a corporation chartered under the laws of the State of Delaware, (hereinafter referred to as Mortgagor) SENDS GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, Greenville, S. C., (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 Three Hundred Thousand and No/100 (\$300,000.00) DOLLARS with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable December 31, 1983,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the afore-said 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 to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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:

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All that piece, parcel or tract of land, containing 17.61 acres, more or less, situate, lying and being on the Eastern side of U. S. Highway No. 25 (Poinsett Highway) and on the Western side of S. C. Highway No. 13 (Old Buncombe Road), in Paris Mountain Township, Greenville County, State of South Carolina, being known and designated as the Northwestern portion of Tract No. 3 and the Southeastern portion of Tract No. 4 as shown on a plat of property of J. C. Hawkins Estate, prepared by H. S. Brockman, Surveyor, dated November 7, 1938, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S at page 29, and having according to a more recent plat prepared by Piedmont Engineers, Architects & Planners, dated November 26, 1976, entitled "Survey for Wisconsin Wires, Inc.", the following metes and bounds:

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BEGINNING at an iron pin on the Western edge of the right of way for S. C. Highway No. 13 at the Southeastern corner of the premises herein described and running thence N. 80-08 W. 848.33 feet to an iron pin on the Eastern edge of the right of way for U. S. Highway No. 25; thence with the Eastern edge of said right of way N. 0-03 E. 841.64 feet to an iron pin; thence S. 82-40 E. 952.81 feet to an iron pin on the Western edge of the right of way for S. C. Highway No. 13; thence with the Western edge of said right of way S. 7-12 W. 871.80 feet to the point of beginning.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
TAX STAMP
MARCH 27 1983
\$ 120.00

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