

FILED
GREENVILLE, S.C.
JUL 17 2 10 PM '78
COUNTY CLERK

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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CONTINENTAL SOUTHERN INDUSTRIES, INC.

, a Corporation

existing under the

laws of the State of South Carolina

, (hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of ONE HUNDRED FIFTY THOUSAND and NO/100-----

DOLLARS (\$ 150,000.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid 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 According to the terms of the Note. ~~XIXX~~

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 to secure the performance of all 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.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being situate on the western side of Furman Hall Road in the County of Greenville, State of South Carolina, being shown as a tract containing 2.43 acres on a plat of the property of Beatrice Foods Co. and Continental Southern Industries, Inc., dated April 14, 1976 and recorded in Plat Book 5P at Page 30 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds to wit:

BEGINNING at a point in the western side of Furman Hall Road, which point is 412 feet more or less from the intersection of Davis Drive and Furman Hall Road and running thence along Furman Hall Road N.30-27 E. 254.8 feet to a point; thence due west 552.8 feet to a point, thence S.61-40 W. 129.66 feet to a point, thence S.68-24 W. 114.6 feet to a point; thence S.79-48 E. 654.7 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of Beatrice Foods Co. dated January 16, 1978, and recorded January 17, 1978 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1072 at Page 27.

ALSO ALL that piece, parcel or tract of land lying, situate and being on the western side of Furman Hall Road in the County of Greenville, State of South Carolina, being shown as a tract containing 4.16 acres on a plat of the property of Beatrice Foods Co. and Continental Southern Industries, Inc. dated April 14, 1976, and recorded in Plat Book 5P at Page 30 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds to wit:

BEGINNING at a point on the northern side of the intersection of Davis Drive and Furman Hall Road and running thence N.8-13 W. 132 feet to a point; thence N.71-27 W. 119 feet to a point; thence S.71-12 W. 236 feet to a point; thence N.86-18 W. 80.78 feet to a point; thence N.87-03 W. 20.02 feet to a point, thence due north 376.01 feet to a point; thence S.79-48 E. 20-32 feet to a point; thence S.79-48 E. 654.7 feet to a point; thence S.31-20 W. 152 feet to a point; thence S.29-54 W. 260 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of Meadors Manufacturing Co. dated October 31, 1973 and recorded in the R.M.C. Office for Greenville County in Deed Book 994 at Page 647.

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