

Mortgagee's Address: 1606 Foxhall Road, Savannah, Georgia

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE BY A CORPORATION

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ARMIN PLASTICS SOUTH CAROLINA, INC., a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor), is well and truly indebted unto W. A. AUSTIN, SR. (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 One Hundred Ninety-Five Thousand Two Hundred Fifty and No/100 Dollars (\$195,250.00) due and payable with interest thereon in accordance with the terms and provisions of said promissory note the maturity date of which is January 10, 1981:

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 tract of land situate, lying and being in the City of Greenville, County and State aforesaid on the East side of Worley Road and having according to a recent survey entitled "Property of Armin Corporation" prepared by H. C. Clarkson, Jr., RLS, December 11, 1978 the following metes and bounds, to-wit:

BEGINNING at an old spike in the center of Worley Road at the intersection of said road with the south right-of-way line of the main line of the Southern Railroad; thence with the center of said road, S. 16-21 W. 197.55 feet to an old spike; thence along line of property now or formerly of Nut & Bolt House N. 87-43 E. 482.5 feet to an old iron pin on the western right-of-way line of an old right-of-way for Southern Railroad; thence with the western boundary line of said right-of-way the following courses and distances: N. 8-49 E. 24.15 feet to old iron pin; N. 17-29 E. 202.5 feet to iron pin; N. 25-00 E. 180.1 feet to iron pin; and N. 34-07 E. 151.3 feet to iron pin at the intersection of the western right-of-way of the old right-of-way for Southern Railroad with the southern right-of-way line for the main line of Southern Railroad; thence along the southern right-of-way line for the main line of Southern Railroad, S. 62-46 W. 733.3 feet to point of beginning.

Subject only to the interest of the public in and to such portion of said tract as may lie within the bounds of Worley Road; and subject to the interest of Southern Railroad in and to such portions of the loading dock and roof affixed to the building situate upon said tract as may extend over and into the Southern Railroad right-of-way (main line).

TOGETHER WITH all of the right, title and interest of the Mortgagor in and to that certain construction and permanent easement for installation and maintenance of a sewer line extending over property now or formerly of Nut & Bolt House, Inc., as will appear by reference to Deed Book 839 at Page 213, records of the RMC Office for Greenville County, S. C., reference to which is hereby craved for a complete description thereof.

OFFICE OF THE
RECORDS & CLERK
STATE OF SOUTH CAROLINA
TAX 78

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