

State of South Carolina

FILED GREENVILLE CO. S. C.

Mortgage of Real Estate

County of

JAN 4 2 47 PM '79

DONNIE S. TANKERSLEY

THIS MORTGAGE made this 4th day of January 19 79

by M & S Chemicals, Inc. and Robert L. Smith

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 867, 1322 West Poinsett Street, Greer, South Carolina 29651

WITNESSETH

THAT WHEREAS M & S Chemicals, Inc. and Robert L. Smith

is indebted to Mortgagee in the maximum principal sum of Two Hundred Fifty Thousand and No/100 Dollars (\$ 250,000.00) which indebtedness is evidenced by the Note of M & S Chemicals, Inc. and Robert L. Smith of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is April 3, 1986 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-59 as amended Code of Laws of South Carolina (1976) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and on all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 250,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that piece, parcel or tract of land situate, lying and being on the Southerly side of Woods Lake Road in the City of Greenville, South Carolina, being known and designated as Tract A on survey for Lowndes Hill Realty Company by Carolina Surveying Company, R.L.S. dated June 5, 1972, and having, according to said survey the following metes and bounds, to-wit:

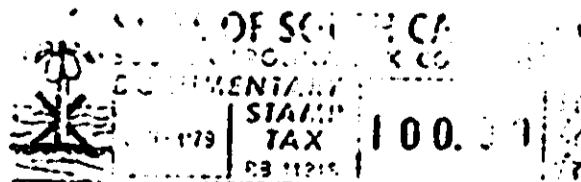
BEGINNING at an iron pin on the southerly side of Woods Lake Road at joint corner of Tract A and property of Fay Allen DesPortes (or formerly) and running thence S 15-09 W 237 feet to an iron pin at joint rear corner of Tracts A and C; thence along the joint rear lines of the said Tracts S 88-44 E 200 feet to an iron pin at joint rear corner of Tracts A, B, C and D; thence along the joint lines of Tracts A and B N 15-09 E 237 feet to an iron pin at joint front corner of the said tracts on the southerly side of Woods Lake Road; thence along said Woods Lake Road N 88-44 W 200 feet to an iron pin at the point of beginning.

This is the identical property conveyed to M & S Chemicals by deed of Lowndes Hill Realty Company recorded in the RMC Office for Greenville County, S. C., in Deed Book 647, page 447 on June 30, 1972.

This mortgage is subordinate and junior in rank to that certain mortgage given by M & S Chemicals, Inc. to Fidelity Federal Savings and Loan Association in the original amount of \$125,000.00 recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1283, page 52 on June 29, 1973, the principal balance now due thereon being \$75,264.57.

See attached sheet for additional description.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto)

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