

State of South Carolina

FILED  
GREENVILLE CO. S. C.

AUG 22 AM '79

BOOK 1480 PAGE 594

County of

BANKERS TRUST OF SOUTH CAROLINA  
R.M.C.

Mortgage of Real Estate

THIS MORTGAGE made this 15th day of August, 19 79

by WISCONSIN WIRES, INC.

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is Bankers Trust Plaza, Greenville,

South Carolina

WITNESSETH:

THAT WHEREAS, Wisconsin Wires, Inc.

is indebted to Mortgagee in the maximum principal sum of Five Hundred Thousand and No/100 Dollars (\$ 500,000.00), which indebtedness is evidenced by the Note of Wisconsin Wires, Inc. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is June 30, 1984 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 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) 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 (ii) 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 \$ 500,000.00 plus interest thereon, together with the balance due from time to time on\* 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, 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:

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.

This is the identical property conveyed to Wirefab, Incorporated, by deed of Daniel Construction Company, Inc., as Trustee, dated March 12, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, on May 5, 1964, in Deed Book 748 at page 159.

(Continued on attached Rider)

those two other mortgages from the Mortgagor herein to the Mortgagee herein hereinafter referred to,

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).

GCTO --- 1 SE14 79 1216

S. C. C. T.

0594

4328 RV-2