

State of South Carolina

FILED
GREENVILLE S.C.

1520 615

County of GREENVILLE

OCT 15 4 56 PM '80
JGNN LANNERSLEY
R.M.C.

Mortgage of Real Estate

THIS MORTGAGE made this 25th day of September, 1980

by NORTHWESTERN LABORATORIES, INC.

(hereinafter referred to as "Mortgagor") and given to NATIONAL ACCEPTANCE COMPANY of the

CAROLINAS

(hereinafter referred to as "Mortgagee"), whose address is 5950 Fairview Road, Charlotte, NC

WITNESSETH:

shall ~~become~~ ^{be} indebted to Mortgagee in the maximum principal sum of Three Hundred Thousand and No/100

~~of~~ Dollars (\$ 300,000.00), which indebtedness is evidenced by the ~~Notes~~ ^{Notes} required to be given pursuant to that certain Loan and Security Agreement

~~dated~~ date herewith, said principal together with interest thereon being payable as provided for in said Notes ~~and any agreement modifying it~~ 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 \$ 800,000.00 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 certain piece or tract of land, lying and being situate in the Southern section of Donaldson Center, Gantt Township, Greenville, South Carolina, bounded on the North by lands of McEwen Lumber Co., on the East by the right-of-way of Perimeter Road, on the South by lands of Ethox Chemical Co., and on the West by lands of Carolina Carton Co., Carolina Rubber Hose Co., and other lands of Donaldson Center, and being more particularly described as follows:

BEGINNING at an iron pin on the Southeastern corner of the herein described tract, said pin being on the Western right-of-way of Perimeter Road and being a common corner to the lands of Ethox Chemical Co., and the herein described tract; thence from the beginning corner and leaving the right-of-way of Perimeter Road and along the Northern boundary of the lands of Ethox Chemical Co., S. 50-13 W., 640.8 feet to an iron pin in the center of spur line railroad; thence continuing along the lands of Ethox Chemical Co., S. 50-13 W., 60.9 feet to a point in the center of the Southern Railroad lead track; thence leaving the lands of Ethox Chemical Co., and along the center line of the Southern Railroad track and the boundary of Carolina Carton Co., N. 44-34 W., 100.0 feet; thence continuing along the center line of the Southern Railroad lead track and along the lands of Carolina Rubber Hose Co., N. 40-36 W., 105.9 feet, N. 35-49 W., 100.0 feet, N. 32-16 W., 100.0 feet, N. 28-40 W., 100.0 feet, N. 23-42 W., 100.0 feet, N. 22-30 W., 258.25 feet to the corner of the Carolina Rubber Hose Co. property; thence leaving the Carolina Rubber Hose Co. property and continuing along the center line of the Southern Railroad lead track and along other lands of Donaldson Center, N. 22-12 W., 225.4 feet to the corner of McEwen Lumber Co. property; thence leaving the railroad and along the southern boundary of the McEwen Lumber Co. N. 60-49 E., 340.07 feet to a point on the Western right-of-way of Perimeter Road; thence leaving the lands of McEwen Lumber Co. and along the Western right-of-way of Perimeter Road S. 37-35 E., 100.0 feet, S. 41-00 E., 100.0 feet, S. 45-03 E., 90.0 feet, S. 48-26 E., 100.0 feet, S. 52-42 E., 220.75 feet, S. 53-25 E., 56.5 feet to a point in the center of a spur line railroad; thence continuing along the Western right-of-way of Perimeter Road S. 53-25 E., 348.5 feet to the point of beginning, and containing a total of 12.64 acres, more or less, and more fully identified as Tract A and Tract B on plat entitled "Survey for a Tract of Land Located on Donaldson Center, Greenville Co., S. C.", dated January 14, 1972, prepared by Campbell & Clarkson Surveyors, Inc., and recorded in the RMC Office for Greenville County in Plat Book 4-Z at Page 59.

This is the same property conveyed to the Mortgagor herein by deed of City of Greenville, SC, and County of Greenville, SC, recorded in the Greenville County RMC Office in Deed Book 115 at Page 332 on November 9, 1979.

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).

1520 615

4328 RV-2