

RECORDED
S. C.

1980-10-15

24 PM '80

STATE OF SOUTH CAROLINA) WALTERSLEY

SECOND MORTGAGE

COUNTY OF GREENVILLE)
COUNTY OF LAURENS)

In consideration of advances made which may be made by Borg-Warner Acceptance Corporation, having its office at Suite 103, # 1 Harbinson Way, Columbia, South Carolina, 29210, Lender, to Abercrombie Salvage & Supply Company, now known as Abercrombie Discount Building Supply Company, a partnership, and Anthony W. Abercrombie, Individually and Marvin J. Abercrombie, Individually, PO Box 308, Mauldin, South Carolina 29662, Borrowers, aggregating Two Hundred Fifty Thousand (\$250,000.00) Dollars, (evidenced by an inventory security agreement and power of attorney of even date herewith, hereby expressly made a part hereof) and to secure in accordance with §29-3-50, Code of Laws of South Carolina, 1976, (1) all existing indebtedness of Borrowers to Lender (including but not limited to the above described advances) evidenced by note or security agreement, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrowers by Lender, and all renewals and extensions thereof, and (3) all other indebtedness of Borrowers to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances and all other indebtedness outstanding at any one time, not to exceed Two Hundred Fifty Thousand (\$250,000.00) Dollars, plus interest thereon, attorney's fees and court costs, with interest as provided in the security agreement, and cost, including a reasonable attorney's fee of not less than ten percent (10%) of the total amount due thereon and charges as provided in the security agreement and herein, the undersigned have granted, bargained, sold, conveyed and mortgaged, and by these presents do hereby grant, bargain, sell, convey and mortgage in fee simple unto the Lender, Borg-Warner Acceptance Corporation, its successors and assigns:

ALL that certain piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon, situated, lying and being in the State of South Carolina, County of Greenville, on the western side of Augusta Road, near Moonville, South Carolina, shown on a plat entitled "Property of Abercrombie Salvage & Supply Co.", dated October 28, 1976, made by Jones Engineering Service, containing 1.75 acres, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the edge of Augusta Road, which pin is 348.9 feet from the intersection of the Piedmont-Moonville Road, and running thence N. 79-57 W., 194.2 feet to an iron pin; thence N. 82-00 W., 80.9 feet to an iron pin; thence N. 3-30 E., 75 feet to an iron pin;

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