

FILED
GREENVILLE CO. S. C.
APR 15 2 48 PM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1538 PAGE 346

MORTGAGE

(Participation)

This mortgage made and entered into this 13th day of April
19 81, by and between MID-VALLEY PRODUCTS CORPORATION

(hereinafter referred to as mortgagor) and BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as
mortgagee), who maintains an office and place of business at Greer, South Carolina

WITNESSETH that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina

PARCEL NO. 1

All that piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, located near Taylors and being shown on plat entitled "Property of Sandra Realty, Inc.", dated October 18, 1972, prepared by John A. Simmons, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin in the right of way for Seaboard Railroad and running thence S. 7-36 W. 53.3 feet to an iron pin located near the center of the Seaboard Railroad; thence with a line 57.5 feet from the northwestern edge of the railroad right of way and 42.5 feet from the southeastern side of said right of way (right of way to be a total of 100 feet in width) and having the following metes and bounds, to-wit: S. 43-37 W., 100 feet to a point; thence S. 40-35 W., 100 feet to a point; thence S. 38-24 W., 100 feet to a point; thence S. 37-32 W., 100 feet to a point; thence S. 37-22 W. 406 feet to a nail in the center of Old Chick Springs Road; thence with the center line of the said Old Chick Springs Road, the following metes and bounds, to-wit: N. 68-02 W., 100 feet to a point; thence N. 62-48 W. 100 feet to a point; thence N. 60-14 W., 160 feet to a point; thence N. 61-18 W. 118 feet to a point; thence N. 69-10 W., 100 feet to a point; thence N. 80-28 W., 200 feet to a point; thence N. 79-13 W., 100 feet to a point; thence N. 85-43 W., 100 feet to a point; thence S. 87-14 W., 200 feet to a point; thence S. 86-33 W., 100 feet to a point; thence S. 75-09 W., 100 feet to a point; thence S. 55-22 W., 204 feet to a nail in the center of Old Chick Springs Road and Old U. S. Highway No. 29; thence with the center line of Old U. S. Highway No. 29, the following metes and bounds, to-wit: N. 42-05 E. 100 feet to a point; thence N. 45-41 E., 73 feet to a point; thence N. 46-59 E. 212 feet to a nail; thence leaving said Old U. S. Highway 29 and running along property of J. A. Bull S. 54-27 E., 180 feet to a point; thence continuing along said Bull property N. 31-48 E. 443 feet to a nail in the center of Old U. S. Highway No. 29 passing over a new iron pin 27 feet back on line; thence with the center line of Old U. S. Highway No. 29, the following metes and bounds, to-wit: N. 74-05 E. 91.5 feet to a point; thence N. 80-15 E., 180 feet to a point; thence N. 77-20 E., 100 feet to a point; thence N. 71-02 E., 95.4 feet to a nail; thence leaving Old U. S. Highway No. 29 and running along property of Robert L. Bryant S. 67-42 E., 224.2 feet to a new iron pin; thence along property now or

(Continued on Attached)
Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated April 13, 1981
in the principal sum of \$ 250,000.00, signed by Samson D. Price
in behalf of Mid-Valley Products Corporation

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