

State of South Carolina

BOOK 1567 PAGE 535

County of Greenville

Mortgage of Real Estate

RECORDED
S. C.
11:27 PM '82
APR 11

THIS MORTGAGE made this 8th day of APRIL 1982

by MID-VALLEY PRODUCTS CORPORATION

(hereinafter referred to as "Mortgagor") and given to

BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608,

Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, MID-VALLEY PRODUCTS CORPORATION

is indebted to Mortgagee in the maximum principal sum of Three Hundred Thousand Dollars and NO/100----- Dollars (\$ 300,000.00), which indebtedness is evidenced by the Note of ----- of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ----- 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 \$ 300,000.00 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:

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 of 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

(DESCRIPTION CONTINUED)

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;

SC TO --- 1 AP-8-82 549

BT-002 (9/77)

STATE OF SOUTH CAROLINA
DOCUMENTARY
APR 11 1982

0535

4328 RV-2