

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

FILED
GREENVILLE S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 8 10 55 AM '84
DONN R.M.C. ASLEY
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Cordin Corporation (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Thousand and no/100 ----- DOLLARS (\$100,000.00-----)

with interest thereon from date at the rate of 13 per centum per annum, said principal and interest to be repaid as follows:

120 uninterrupted monthly installments of \$1,496.34, which includes finance charges, commencing October 1, 1984 (interest only until then).

RECEIVED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DEPARTMENT OF REVENUE
STAMP TAX \$ 40.00

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the southern side of Pelham Road (State Road #492) and on the eastern side of Commerce Drive at the intersection of Pelham Road and Commerce Drive, and being known and designated as a portion of Lot #13 on a plat of Commerce Center Subdivision Phase I, recorded in the RMC Office for Greenville County in Plat Book 7-C at page 99 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the southern side of Pelham Road and the eastern side of Commerce Drive and running N. 59 43'18"E 42.43 feet to another point on the southern side of Pelham Road and the eastern side of Commerce Drive; running thence along the southern side of Pelham Road S. 75 16'42"E. 409.43 feet to a point; running thence along the southern side of Pelham Road S. 76 27'52"E. 57.80 feet to a point; turning and running thence S.25 12'26"W. 540.07 feet to a point; turning and running thence N. 64 40'21" W.484.53 feet to a point on the eastern side of Commerce Drive; turning and running thence along the eastern side of Commerce Drive N. 29 28'12"E. 241.60 feet to a point; running thence along the eastern side of Commerce Drive N.22 05'45"E. along a curve, the arc of which is 123.55 feet and the length of the cord of which is 123.21 feet to a point; running thence along the eastern side of Commerce Drive N. 14 43'18"E. 54.84 feet to a point which is the point of beginning.

This is a portion of the same property conveyed to the Mortgagor by Deed of Picanol of America, Inc. dated April 30, 1982 and recorded May 11, 1982 in Deed Book 1166 at page 660 in the Office of the RMC for Greenville County, South Carolina.

This Mortgage is made subject to existing easements, restrictions and rights-of-way of record.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

RECORDED

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