

State of South Carolina

FILED
GREENVILLE COUNTY S.C.

Mortgage of Real Estate

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County of GREENVILLE

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THIS MORTGAGE made this 16th day of DECEMBER, 1983.

by NUTEX, INC., a South Carolina corporation

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, NUTEX, INC. is indebted to Mortgagee in the maximum principal sum of One Hundred Fifty Thousand and no/100---- Dollars (\$ 150,000.00), which indebtedness is evidenced by the Note of NUTEX, INC. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 365 days 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 \$ 150,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being on the south side of Catalina Drive near the City of Greenville in Greenville County, South Carolina, being shown and designated as Lots 9, 10, and 11 on a plat dated March 1974 prepared by Dalton & Neves Co., recorded in the RMC Office for Greenville County in Plat Book 5-D, Page 45, and having, according to a more recent plat dated December 13, 1983 entitled "Property of Nutex, Inc." prepared by Freeland & Associates, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern right-of-way of Catalina Drive which pin is located approximately 1,102 feet from the intersection of Catalina Drive with Piedmont Park Road, said point of beginning also being located at the joint front corner of Lots 9 and 8 as shown on the above referred to plat recorded in Plat Book 5-D at Page 45; thence from said point of beginning running with the southern right-of-way of Catalina Drive, N. 72-38 E. 395.5 feet to an iron pin at the joint front corner of Lots 11 and 12; thence with the joint line of said lots, running S. 17-22 E. 104.4 feet to an iron pin on the right-of-way of the P & N Railroad; thence with said railroad right-of-way, S. 72-17 W. 395.5 feet to an iron pin at the joint rear corner of Lots 9 and 8; thence with the joint line of said lots, N. 17-22 W. 106.8 feet to an iron pin on the south side of Catalina Drive, being the point of beginning; and being the same property conveyed to NUTEX, INC. by deeds of WPM, Inc. recorded April 11, 1974 in Deed Book 997 at Page 5, and at Page 7; and by Deed of ALF Enterprises, Inc., et al. recorded December 6, 1976 in Deed Book 1047 at Page 344, Greenville County RMC Office.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY TAX \$ 60.00

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).

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