

REAL ESTATE MORTGAGE

1138-688

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, _____ the said EASTERN DISTRIBUTION, INC., hereinafter called Mortgagor, in and by its certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Nine Hundred Fifty Thousand & No/100 Dollars (\$ 950,000.00), with interest thereon payable in advance from date hereof at the rate of C & S Prime plus 1/4 % per annum; the principal of said note together with interest being due and payable in (35) ^{Number} monthly plus a 36th and final balloon payment of the principal installments as follows: outstanding plus accrued interest, Beginning on May 10, 1984, and on the same day of each monthly period thereafter, the sum of Seven Thousand, Nine Hundred Sixteen and 67/100 Dollars (\$ 7,916.67) and the balance of said principal sum due and payable on the 10th day of April, 1987.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of _____ % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that certain tract or parcel of land situate, lying and being in Greenville County, State of South Carolina, as shown on plat prepared by Richard B. Haddock, P.E., R.L.S., dated March 31, 1984, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10K at Page 33, and having according to said plat the following metes and bounds, to-wit:

For point of reference commence at an old Railroad rail in the northeast line of Commerce Road at its intersection with the southwest line of Seaboard Coast Line Railroad Company's 100-foot wide main track right of way; running thence North 38 degrees 34' West, along said northwest line of Commerce Road, 735.75 feet to a new iron pin and the point of beginning: From the point of beginning thus described, run thence northwestwardly along said northeast line of Commerce Road as follows: (i) North 38 degrees 34' West 451.75 feet to a point of curve, (ii) along the arc of a curve to the right having a radius of 1,589.51 feet and a central angle of 21 degrees 09' an arc distance of 586.75 feet to a point of tangent (said curve having a long cord which bears North 31 degrees 10' 30" West, a distance of 583.42 feet and (iii) North 17 degrees 25' West 342.0 feet; thence North 72 degrees 35' East, 307.0 feet; thence South 38 degrees 25' East, 240.1 feet; thence South 37 degrees 10' East 481.8 feet to a (Continued on back)

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104-111-Real Estate Mortgage

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 10 84 TAX 380.00

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