

State of South Carolina)
)
County of GREENVILLE)
)
Words Used In This Document)

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- GREENVILLE COUNTY, S.C. FILED
SEP 27 1984
- (A) Mortgage—This document, which is dated September 27, 1984, will be called the "Mortgage".
- (B) Borrower—Spinnerettes, Inc. will be called "Borrower" and refers to the person(s) who signed the Note.
- (C) Mortgagor—A. W. Thomas, III will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (D) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is P. O. Drawer 969, Greenville, South Carolina, 29602

- (E) Note—The note, note agreement, or loan agreement signed by Borrower and dated September 27, 1984, will be called the "Note". The Note shows that the Borrower has promised to pay Lender prime plus
 75,000 Dollars plus finance charges or interest at the rate of one % per year
 _____ Dollars plus a finance charge of _____ Dollars
which the Borrower has promised to pay in full on demand or within ninety days or less of any advances.
 If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.
- (F) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned the Borrower the money for which the Borrower gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if:

- (A) the Borrower fails to pay all the amounts that the Borrower owes you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) the Borrower fails to keep all of the other promises and agreements under the Note.
- (C) I fail to keep the promises and agreements which I make in this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the Southeastern side of Anderson Road (S.C. Highway 81) containing 0.777 acres, as shown on plat entitled "Property of Charles E. and Ella M. Miller, Estate of Marion T. Mathis, Sr., Greenville County, S.C." prepared by Dalton & Neves Co., Engineers, March, 1975, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Anderson Road (S.C. Highway 81) at the joint front corner of instant property and property of Tremarco Corporation and running thence along the common line of said property S. 51-10 E. 85.88 feet to an iron pin; thence still with Tremarco Corporation line N. 69-15 E. 85.88 feet to an iron pin at edge of White Horse Road (S.C. Highway B-Pass 25); thence along said White Horse Road S. 20-27 E. 49.04 feet to a point; thence along the common line of instant property and Miller property S. 50-59 W. 165 feet to an iron pin; thence still running along Miller line S. 20-27 E. 99.3 feet to a point; thence along the line of property of South Carolina National Bank of Charleston S. 50-59 W. 25 feet to an iron pin; thence still with line of property of South Carolina National Bank of Charleston N. 47-37 W. 219.7 feet to an iron pin on the Southeastern side of Anderson Road, thence N. 40-03 E. 73 feet to an iron pin; thence still with said Anderson Road N. 39-18 E. 100.85 feet to an iron pin; the point of beginning.

This same property conveyed to the mortgagor herein by deed of S-H & H Properties, a general partnership, by deed dated May 28, 1981, recorded June 1, 1981 in Deed Book 1149 at Page 115 in the R.M.C. Office for Greenville County, S.C.

(continued on Exhibit A attached)

The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;

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