

State of South Carolina

County of GREENVILLE

FILED  
GREENVILLE CO. S. C.

DEC 23 3 23 PM '83

DONNIE S. LINDSEY  
R.M.C.

VOL 1641 PAGE 935

Mortgage of Real Estate  
BOOK 84 PAGE 1751

THIS MORTGAGE is dated December 8, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Carabo Capital, A South Carolina General Partnership

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office  
Box 608, Greenville, South Carolina

THE "NOTE" is a note from Carabo Capital, A South Carolina General Partnership  
to Mortgagee in the amount of \$ 200,000.00 dated December 8, 1983 The  
Note and any documents renewing, extending or modifying it and any notes evidencing future  
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The  
final maturity of the Note is January 7, 19 84 The amount of debt secured by  
this Mortgage, including the outstanding amount of the Note and all Future Advances under  
paragraph 13 below, shall at no time exceed \$ 200,000.00 plus interest, attorneys' fees, and  
court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under  
paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee  
shall not capitalize any interest except as provided in the Note.

distance of 155.6 feet to an iron pin on the southeasterly right-of-way line of Branlett  
Road, thence north 59.20 east along said southeasterly right of way line of Branlett Road  
a distance of 140.2 feet to the point of beginning of the herein described tract  
containing 0.68 acres of land more or less together with all improvements thereon and the  
appurtenances thereunto belonging.

THERE IS EXCEPTED from this conveyance and reserved unto REPROCO, INC. its successors and  
assigns, the following two easements on, over and across the above described property for  
purposes of ingress to and egress from the adjoining property and at REPROCO, INC.'s  
option for the installation of water, gas and electrical utility lines.

1) BEGINNING at the most westerly corner of said 0.68 acre tract at an  
iron pin on the southeasterly right-of-way line of Branlett Road and running thence N.  
59-20 E. along said southeasterly right-of-way line a distance of 40.2 feet to a railroad  
spike, thence S. 42-42 E. a distance of 142.2 feet to a point at the corner of a gate,  
thence N. 57-20 W. a distance of 155.6 feet to the point of beginning of the herein  
described easement, containing 2,794 square feet more or less and,

*Garborough, Moore & Smock*

CONTINUED ON ADDED PAGE

31553

Satisfied 11/1/84

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
DEC 23 '83  
80.00  
PB-11218

PAID  
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RECEIVED  
OFFICE OF THE  
CLERK OF S. C. N. A.  
GREENVILLE

Bankers Trust of South Carolina  
By *Christina G. deBont* Vice-President  
Witness *Marie Bagwell*  
*Ruth G. Miller*

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);

GCTO ----- 3 AP 10 84

GCTO ----- 2 DE 29 83 339

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BT-002 (10/82)

*Donnie S. Lindsey*  
R.M.C.

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