

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G & C REALTY COMPANY,

hereinafter referred to as Mortgagor) is well and truly indebted unto OWENS CORNING FIBERGLAS CORPORATION,

(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

-----NINE HUNDRED THOUSAND AND 00/100-----Dollars \$ 900,000.00 due and payable

According to the terms set forth on a promissory note between G & C Realty Company and Owens Corning Fiberglas Corporation.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced 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 successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being more particularly described as follows:

ALL THAT CERTAIN piece, parcel or lot of land located south of Sulphur Springs Road on the eastern side of Reedy River in the County of Greenville, State of South Carolina, being shown and designated as property of H-G-N Company, Inc. on plat entitled Greenville and Northern Railway Company by J. C. Hill dated July 18, 1966, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book PPP, at page 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located 280.1 feet south of Sulphur Springs Road and 22.8 feet west of the center of the main line of the Greenville and Northern Railway Company and running thence S. 73-20 W. 159.8 feet past an iron pin to a point in the center of Reedy River; thence in a southerly direction with the center of the river as the line 226 feet more or less to a point in the center of the river; thence running past an iron pin on the eastern edge of the river S. 73-20 W. 164.2 feet to an iron pin; thence N. 16-40 W. 225 feet to an iron pin at the point of beginning.

This conveyance is made subject to any existing easements, rights of way or restrictions upon or affecting the above described property.

This being the same property acquired by the Mortgagor herein from H-G-N Company, Inc. by its deed dated December 31, 1972, and recorded in the R.M.C. Office for Greenville County in Deed Book 969 at Page 340.

ALL THAT CERTAIN piece, parcel, or strip of land, situate, lying and being on the southern side of Pinsky Circle in the County of Greenville, State of South Carolina, said strip being 10 feet in width and 98 feet in length, and having the following metes and bounds according to plat entitled "Berea Industrial Park Area" by Carolina Engineering & Surveying Co., revised November 19, 1965, recorded in the Greenville County R.M.C. Office in Plat Book LLL, page 71.

BEGINNING at a point at the northeastern corner of a 2.76 acre tract heretofore conveyed by the mortgagor herein to the mortgagee herein and shown on said plat as property of G & C Realty Co., and running thence with the northern boundary line of said G & C Realty Co. property S. 89-09 W. 98 feet to a point; thence turning and running N. 0-59 W. 10 feet to a point on the southern right-of-way of Pinsky Circle; thence with the southern right-of-way of Pinsky Circle N. 89-09 E. 98 feet to a point; thence turning and leaving Pinsky Circle and running S. 0-59 E. 10 feet to the point of beginning at the northeastern corner of said 2.68 acre tract.

This conveyance is made subject to existing easements, restrictions, and rights-of-way upon or affecting said property.

(CONTINUED ON ATTACHMENT)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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