

## Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this OCT 6 3 11 PM '81 OCT 6 1981 OCT 6 1981  
 by Bowick Carpets Inc.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608 Greenville, S. C. 29602

## WITNESSETH:

THAT WHEREAS, Seventeen Thousand Six and 84/100  
 is indebted to Mortgagee in the maximum principal sum of 17,006.84 Dollars (\$17,006.84), which indebtedness is  
 evidenced by the Note of October 5, 1981 of even  
 date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
 which is October 10, 1988 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  
 \$ 17,006.84 plus interest thereon, all charges and expenses of collection incurred by Mortgagee  
 including court costs and reasonable attorneys 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 lot, parcel or tract of land, with all im-  
 provements now constructed thereon hereafter constructed  
 thereon, situate, lying and being in the State of South Carolina  
 County of Greenville, Chick Springs Township, on the Southern  
 side of Wade Hampton Blvd., (U. S. Highway No. 29) and being  
 shown on plat made for Bowick Carpets, Inc., by John A. Simmons  
 (Tri-State Surveyors ) dated March 15, 1977 and being shown  
 as part of the property on plat of Charles E. Miller, recorded  
 in plat book 5-C Page 72, Greenville County RMC Office and  
 having the following metes and bounds, to-wit:

BEGINNING AT pin on the southern edge of right of way of said  
 highway at corner of T. Dan Owens and running thence with  
 Owens, S. 22-25 E. 210 feet to pin; thence S. 67-35 W. 50 feet  
 to new corner; thence N. 22-25 W. 210 feet through the  
 center of wall in building on this lot and lot of Charles E.  
 Miller, Jr. to new corner on southern edge of right of way of said  
 highway; thence along the line of right of way of said Highway  
 N. 67-35 E. 50 feet to the beginning corner. Together with the  
 right in ingress and egress over the adjoining property of Charles  
 E. Miller, Jr., unto Bowick Carpets, Inc. its successors and  
 assigns. That Bowick Carpets, Inc. shall have the right to use septic  
 tank located on the property of Charles E. Miller, Jr. and pay  
 one-half of the maintenance for same.

Also including in this mortgage is the mortgagor one-half interest  
 in the common wall of the building located on the above de-  
 scribed property and if either Charles E. Miller, Jr. or Bowick  
 Carpets, Inc should remove his or its building the common wall  
 shall remain.

This being the same property conveyed to the mortgagors by deed of  
 Charles E. Miller, Jr. recorded in the RMC Office for Greenville  
 County, S.C. on April 8, 1977 in Deed Book 1054 at Page 347.

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).