HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE (CORPORATION)

SHALL S. TANKERS TO ALL WHOM THESE PRESENTS MAY CONCERN:

South Carolina National Bank of Charleston, Greenville, S.C. Loan Agreement

Loan Agreement

[325,000.00] due and payable as provided for under the terms and conditions of said NATA, which are incorporated herein by reference
and made a part hereof as though they set forth herein, with interest thereon ANNIMENTAL MANNIMENTAL MANNIMENTAL MANNIMENTAL AND ASSESSED ASSESSED. As provided under the terms of said Loan Agreement,
to be paid as provided for in said Loan Agreement.

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 piece, parcel or tract of land located, lying and being in Gantt Township, County of Greenville, State of South Carolina, and being on the western side of Donaldson Center, and on the end of Operation Court, containing .99 acres, more or less, and shown on plat prepared by Campbell & Clarkson, dated October 25, 1971, recorded in the RMC Office for Greenville County in Plat Book 4-Q, at Page 107, and having, according to said plat, the following me tes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern corner of the herein described tract, which pin is located 318.5 feet east of the center line of the intersection of Perimeter Road and Operation Court and running thence from the beginning corner and along a new line through lands of Donaldson Center, south 58-00 east 198.5 feet to an iron pin on the western right-of-way of a taxi strip; thence continuing on a new line through the lands of Donaldson Center, and along the western taxi way right-of-way south 36-30 west 313.8 feet to an iron pin; thence leaving said taxi way right-of-way and running along the line of other property belonging to the Mortgagor north 51-56 west 204.15 feet to an iron pin; thence along a new line through the lands of Donaldson Center across the end of Operation Court, north 38-01 east 213.5 feet to the point and place of beginning.

The within described property is the same property conveyed to the Mortgagor herein by deed dated November 16, 1961, and recorded in the RMC Office for Greenville County in Deed Book 930 at Page 459.

The lien hereby created is junior in priority to the lien created by that certain real estate mortgage of Crucible Chemical Company, Inc. to South Carolina Nationl Bank dated November 24, 1971, and recorded in the RMC Office for Greenville County in Mortgage Book 1215 at Page 14.

This Mortgage is given as security for that certain loan agreement between the South Carolina National Bank of Charleston and the Mortgagor herein dated November 15, 1974, the terms and conditions of which are incorporated herein by reference and made a part hereof.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 Mertgagor 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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