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MORTGAGE OF REAL ESTATE Offices of <sup>FILED</sup> ~~Thornton, Arnold & Thomason~~, Attorneys at Law, Greenville, S. C.

GREENVILLE ADDRESS OF MORTGAGEE: P. O. Box 5473  
Greenville, S. C. 29606

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 22 9 49 AM '83  
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Rick A. Setzer

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Palmetto Bank

(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 One Hundred Thousand and

No/100----- DOLLARS (\$ 100,000.00 ),  
with interest thereon from date at the rate of 14.00% per centum per annum, said principal and interest to be repaid:

To be due and payable one (1) year from date

STAMP: 66.00

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, in a Subdivision known as Haywood Road Industrial Park, said lot being designated as Lot No. 10 on plat of Haywood Road Industrial Park, prepared by W. R. Williams, Jr., Surveyor, dated June 27, 1977 and by resurvey by Freeland & Associates, Inc., dated September 15, 1983, and recorded in the RMC Office for Greenville County in Plat Book 9X at Page 78. A metes and bounds description obtained from said plat is as follows:

BEGINNING at an iron pin at the joint front corner of Lots No. 10 and 11, said iron pin being situated on Airview Drive, and running thence N. 54-27 E., 218 feet to the joint rear corner of Lots 10 and 11; thence N. 39-00 W., 160.6 feet to an iron pin at the joint rear corner of Lots No. 9 and 10; thence S. 42-42 W., 192 feet to an iron pin on Airview Drive; thence with Airview Drive as the line S. 2-11 E., 25 feet to an iron pin; thence S. 7-56 E., 41.2 feet to an iron pin; thence S. 46-39 E., 65 feet to an iron pin at the point of beginning.

DERIVATION: Deed of Walter W. Goldsmith, William R. Timmons, Jr. and John P. Ashmore, recorded August 31, 1979 in Deed Book 1110 at Page 543 in the RMC Office for Greenville County.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 11 on Plat of Haywood Road Industrial Park, prepared by W. R. Williams, Jr., Surveyor, dated June 27, 1977, and recorded in Plat Book 6-H at page 20 in the RMC Office for Greenville County and being resurveyed by Freeland & Associates, Inc., dated September 15, 1983, of record in the RMC Office for Greenville County, in Plat Book 9X at Page 78. (Continued)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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