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State of South Carolina

## Mortgage of Real Estate

County of GREENVILLE [8 ] 4 1,8 PH 181

THIS MORTGAGE is dated Rebruary 13, 1984	
THE "MORTGAGOR" referred to in this Mortgage is Intex Products, Inc.	
THE "MORTGAGEE" Is BANKERS TRUST OF SOUTH CAROLINA, whose address is	
P.O. Box 608, Greenville, South Carolina 29602  THE "NOTE" is a note from Richard E. Greer and Tommy D. Greer	

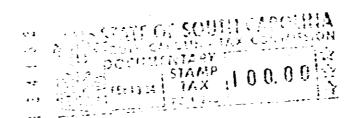
to Mortgagee in the amount of \$250,000.00 dated February 13, Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is <u>February 1</u> 19<u>85</u> 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 \$250,000.00 ., 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 be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving. Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

See attached Exhibit A

Derivation:

Deed from Morton-Norwich Products, Inc. recorded September 3, 1971 in Deed Book 924 at page 245, and Deeds from T.C. Threat recorded in Deed Book 1015 at page 448, on March 10, 1975, and Deed Book 935 at page 28, on January 26, 1972.



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

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