

Mortgagee's address: P. O. Box 1449, Greenville, S. C. 29602

REAL ESTATE MORTGAGE

FILED
GREENVILLE CO. S. C.

BOOK 1379 PAGE 284

State of South Carolina,

JAN 1 3 03 PM '77

County of GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, _____ the said Intex Products, Inc.,
hereinafter called Mortgagor, in and by its certain Note or obligation bearing
even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal
sum of Seven Hundred Fifty Thousand and no/100 Dollars (\$ 750,000.00),
with interest thereon payable in advance from date hereof at the rate of 1% over prime per annum; the prin-
cipal of said note together with interest being due and payable in (60) sixty
quarterly installments as follows:
(Monthly, Quarterly, Semi-annual or Annual)
Beginning on December 31, 1976, and on the same day of
each Quarterly period thereafter, the sum of
Twelve Thousand, Five Hundred and no/100 Dollars (\$ 12,500.00) plus
interest and the balance of said principal sum due and payable on the 30th day of September, 1991.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance
on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this
mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the
note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at
the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable
to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of _____ %
per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said
note will more fully appear; default in any payment of either principal or interest to render the whole debt
due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to
any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure
or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as
the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money
aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms
of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor
in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these pres-
ents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these
presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate,
to-wit:

TRACT #1

ALL that piece, parcel or tract of land in Greenville County, State of South Carolina
being shown and designated as Property of Kingroads Development Corporation by
Piedmont Engineers and Architects dated February 29, 1964, as revised, and having
according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of North Kings Road at the joint front
corner of property now or formerly of B. T. Bootle, and running thence with the Bootle
line N 25-36 W 450 feet to an iron pin in line of property now or formerly of Paramount
Park; thence with Paramount Park line N 64-24 E 300 feet to an iron pin; thence S
25-36 E 450 feet to an iron pin on North Kings Road; thence with said North Kings
Road S 64-24 W 300 feet to the point of beginning. This tract contains 3.10 acres,
more or less.

This is the same property conveyed by T. C. Threatt to Intex Products, Inc. in
deed 935 at Page 28 dated January 26, 1972 and recorded in the RMC Office of
Greenville County on January 28, 1972.

ALSO all that piece parcel or lot of land lying on the northwestern side of North
Kings Road adjoining property presently owned by Intex Products, Inc. and other pro-
perty retained by T. C. Threatt being a strip of property 22 feet in width, having
the following metes and bounds, to-wit:

See attached page.

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