

GREENVILLE CO. S.C.

1977 3 30 PM

DEPT. OF STATE

MORTGAGE

1408 88

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

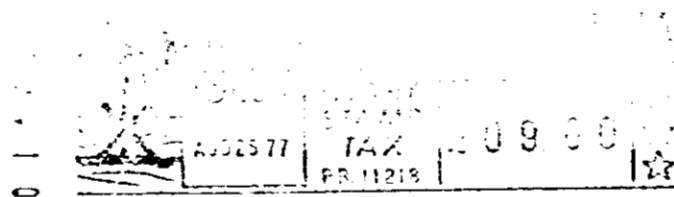
THIS MORTGAGE is made this 25th day of August, 1977, between the Mortgagor, CAROLINA PLASTICS, INC. OF GREER (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1992 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1992;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: in O'Neal Township, containing 5.5 acres, more or less, being shown as a portion of a 7 acre tract on plat of Virginia B. Mann, recorded in the R.M.C. Office in plat book 6-C, page 52, and having, according to plat for Russell B. Cox, by W. C. Lindsey, Jr., dated August 18, 1977, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Darby Road, approximately 432.6 feet northeast of the intersection of Manley Street, at the corner of Russell B. Cox, N 58 E 171 feet to an iron pin; thence with the center of Darby Road N 53-10 E 79 feet to an iron pin; thence S 34-24 E 1343.1 feet to an iron pin; thence N 87-20 W 153.8 feet to an iron pin; thence N 45-01 W 666.25 feet to an iron pin; thence N 58 E 109 feet to an iron pin; thence N 45-01 W 614.75 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Russell B. Cox in deed box 1063, page 389, recorded August 25, 1977.



which has the address of Darby Road, Greer, S.C. (Street) (City)
29651 (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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