

State of South Carolina,

County of GREENVILLE

Citizens & Southern National Bank of S. C. P. O. Box 1449 Greenville, S. C. 29602

MAIL TO GADDY & DAVENPORT P. O. BOX 10767 GREENVILLE, S. C.

FILED GREENVILLE CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAN 3 4 55 PM '80

SEND GREETINGS:

DONNIE S. TANKERSLEY

WHEREAS, we the said Carolina Products, Inc.

hereinafter called Mortgagor, in and by our 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 Seventy-Six Thousand Two Hundred Fifty----- Dollars (\$76,250.00), with interest thereon payable in advance from date hereof at the rate of 12% per annum; the principal of said note together with interest being due and payable in (5)

Annual

(Monthly, Quarterly, Semiannual or Annual)

installments as follows:

Beginning on January 31, 1981, and on the same day of

each January period thereafter, the sum of Twenty-One Thousand One Hundred Fifty-Two & 51/100 Dollars (\$21,152.51)

and the balance of said principal sum due and payable on the 31st day of January, 1985.

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 presents, 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:

ALL that piece, parcel or tract of land situate, lying and being at the Northeastern corner of the intersection of Hood Road (S-1966) and Beaco Road, Chick Springs Township, County of Greenville, State of South Carolina, being known and designated as a 15.34 acre tract, a 4.45 acre tract and a strip of land lying between the Northern edge of the right of way for Hood Road (S-1966) and the center of said road, and having, in the aggregate, according to a plat prepared by John A. Simmons, dated August 6, 1969, entitled "Property of Charles F. Rhem, Jr.", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-Z at page 74, the following metes and bounds:

BEGINNING at a nail in the center of Beaco Road at the Northwestern corner of the premises herein described and running thence with the center line of Beaco Road as the line S. 7-25 W. 493.3 feet to an old nail; thence S. 49-10 E. 28.5 feet to a point; thence continuing S. 49-10 E. 35.5 feet to a point in the center of Hood Road (S-1966); thence with the center line of the said road as the line, the following courses and distances: N. 62-25 E. 32.8 feet to a point, thence N. 65-05 E. 100 feet to a point, thence N. 73-50 E. 100 feet to a point, thence N. 81-51 E. 65 feet to a nail, thence N. 82-45 E. 901.7 feet to a nail, thence N. 82-45 E. 396.5 feet to a nail; thence N. 11-50 W. 33.1 feet to an iron pin; thence with the line of property now or formerly of Charles F. Rhem, Jr., N. 11-50 W.

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