

State of South Carolina

FILED
GREENVILLE CO. S. C.

1514 180
Mortgage of Real Estate

County of GREENVILLE

SEP 4 3 00 PM '80

DONNIE S. TANKERSLEY

THIS MORTGAGE made this 4th day of September, 1980

by Southern Reed & Wire, Inc.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is 306 E. North Street
Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Southern Reed & Wire, Inc.
is indebted to Mortgagee in the maximum principal sum of One Hundred Two Thousand and no/100-----
Dollars (\$102,000.00), which indebtedness is
evidenced by the Note of Southern Reed & Wire, Inc of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of September 1,
which is Ten (10) years after the date hereof, the terms of said Note and any agreement modifying it 1990
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$102,000.00, plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property:

ALL that certain piece, parcel or lot of land, with improvements thereon, in
Chick Spring Township, Greenville County, State of South Carolina, and being
shown on a plat entitled "Property of Southern Reed & Wire, Inc", prepared by
Freeland and Associates, dated September 3, 1980 to be recorded herewith.
According to said plat, the property has the following metes and bounds:

BEGINNING at a new iron pin which is located on the North side of Hillrose
Avenue which intersects at the eastern side of a 20 foot alley and running
thence along said alley N 29-55 E 118.6 feet to a new iron pin; thence N 60-14
W 20.0 feet to an old iron pin; thence N 28-32 E 75.0 feet to a new iron pin;
thence N 28-32 E 99.3 feet to a new iron pin; thence S 60-18 E 175.5 feet to an
iron pin; thence S 28-32 W 174.5 feet to an iron pin; thence S 28-32 W 121.2
feet to an iron pin on Hillrose Avenue; thence along N side of said Avenue
N 59-19 W 158.5 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed from
Murray Real Estate, Inc., to be recorded herewith in the R.H.C. Office for
Greenville County, State of South Carolina.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
40.80
SEP-483
PE.11218

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 thereto);

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