

State of South Carolina)
Greenville)

1595 407

Mortgage of Real Estate

County of Greenville)
14 PM '83)

THIS MORTGAGE is dated February 16, 1983
DONN PERSLEY

THE "MORTGAGOR" referred to in this Mortgage is Izumi International, Inc.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____
Post Office Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from Izumi International, Inc.
to Mortgagee in the amount of \$24,524.78 dated February 16, 1983. The
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 February 18, 1991. 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 \$ 24,524.78, 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:

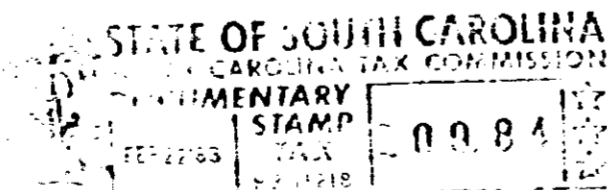
ALL that certain piece, parcel or lot of land, together with improvements
thereon, situate, lying and being on the northeastern side of Poinsett
Street in the City of Greer, County of Greenville, State of South Carolina,
having the following metes and bounds:

BEGINNING at a point on the northeastern side of Poinsett Street approxi-
mately 139.5 feet from the intersection of the northeastern right-of-way
of Poinsett Street with the southeastern right-of-way of Cannon Street;
said point being at the corner of a lot now or formerly owned by Mrs.
Hattie Glenn and running thence with the line of said Glenn property,
N. 30-33 E. 242.38 feet to a point on the line of property now or formerly
owned by Westmoreland; thence S. 57-17 E. 84.2 feet to a point on an alley-
way; thence S. 31-12 W. 241.7 feet to a point on the northeastern right-
of-way of Poinsett Street; thence with Poinsett Street, N. 57-45 W. 82.85
feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Sallie
Woods Pitts, individually and as Trustee, et al., dated August 2, 1980,
recorded August 4, 1980 in Deed Book 1130, Page 408.

The lien of this Mortgage is second in priority to the lien of that certain
Mortgage heretofore given by the Mortgagor herein to Bankers Trust of South
Carolina dated August 4, 1980, recorded the same day in Mortgage Book 1509,
Page 738, in the original principal amount of \$12,004.84. Any default by
the Mortgagor under the aforesaid first Mortgage or the Note secured thereby
shall constitute a default under this Mortgage and the Note which it secures.

RECORDED
FEB 22 1983



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):

040

4328 RV 21