

State of South Carolina

FILED
GREENVILLE S.C.

1983

County of GREENVILLE

AUG 5 3 37 PM '83

Mortgage of Real Estate

DONNIE S. ...
R.M.C.

THIS MORTGAGE is dated August 5, 1983

THE "MORTGAGOR" referred to in this Mortgage is Curtron Manufacturing Co., 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 Curtron Manufacturing Co., Inc.

to Mortgagee in the amount of \$150,000, dated August 5, 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 August 1, 1993. 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 \$150,000, 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 tract of land in Greenville County, state of South Carolina, containing 5.64 acres, more or less, and being shown on plat entitled Plat for CURTRON prepared by Robert R. Spearman dated May 2, 1983, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in line of property now or formerly of McAlister which iron pin is located S. 74-38-39 E. 566.05 feet from right of way in U.S. Highway No. 25 and running thence N. 15-03 E. 275.00 feet to an iron pin; thence S. 74-57 E. 79.80 feet to an iron pin; thence N. 16-28 E. 318.75 feet to an iron pin; thence S. 85-29 E. 344.10 feet to an iron pin on the westerly side of Page Court; thence with the westerly side of Page Court S. 00-30 W. 58.90 feet to a point at the beginning of the cul-de-sac for Page Court; thence with the curve of cul-de-sac of Page Court the chord of which is S. 17-19 W. 34.60 feet to an iron pin; thence continuing with the curve of the cul-de-sac of Page Court, the chord of which is S. 44-30 E. 70.17 feet to a point in the cul-de-sac of Page Court; thence S. 12-34 W. 63.65 feet to an iron pin; thence S. 27-48 W. 61.31 feet to an iron pin; thence S. 46-58 W. 69.09 feet to an iron pin; thence S. 86-16 W. 47.06 feet to an iron pin, the last four calls being along asphalt pavement; thence S. 14-50 W. 335.00 feet to an iron pin on property now or formerly of McAlister; thence with the line of property now or formerly of McAlister N. 74-38-39 W. 410.06 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Krieger Development Company, a South Carolina General Partnership, to be recorded herewith.

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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