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MORTGAGE OF REAL ESTATE-- Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE

Mortgagee's address:

CHASE COMMERCIAL CORPORATION
5775-F Peachtree Dunwoody Road
Atlanta, Georgia 30342

OCT 24 10 01 AM '83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUNIOR LIEN MORTGAGE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: G & G Enterprises, A South Carolina Partnership ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Chase Commercial Corporation (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

DOLLARS-(\$-----),

with interest thereon from date at the rate of ----- per centum per annum, said principal and interest to be repaid; and according to the terms of pursuant to/the Order issued on or about this date by the Honorable W. Daniel Yarborough, Jr. in the case captioned Chase Commercial Corporation -vs- Chemsiz, Inc., et al., Case # 83-CP-23- (said Order requiring payment of the net proceeds of a certain sale of business assets by mortgagor and Chemsiz, Inc.; but in no event less than One hundred thousand and no/100ths (\$100,000.00) Dollars).

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

~~All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, -- situate, lying and being in the State of South Carolina, County of Greenville;~~

ALL that piece, parcel and tract of land in the County of Greenville, State of South Carolina, approximately five (5) miles North of Travelers Rest, containing 30.01 acres more or less, according to a survey prepared by David N. Simpson on November 2, 1981 and having the following metes and bounds, to wit:

BEGINNING on U.S. Highway 276 approximately five miles North from the Travelers Rest town limits on the G & N Railroad Right-of-way and running thence along said Right-of-way the following courses and distances with U.S. Highway 276: N 38-45 W, 58.5 feet; N 36-51 W, 99.4 feet; N 34-37 W, 99.4 feet; N 31-08 W, 99.2 feet; N 28-06 W, 96.3 feet; N 26-34 W, 70.1 feet; thence leaving the Right-of-way, N 52-26 E with G & G Enterprises 1230.6 feet; thence N 31-03 E, 103.8 feet to a Duke Power Right-of-way; thence with the Duke Power Right-of-way, N 74-10 E, 1,083.7 feet; thence continuing with said Right-of-way, N 89-47 E, 280.8 feet; thence leaving said Right-of-way, S 52-42 E, 105.8 feet; thence with Sunny Slopes Subdivision, the following courses and distances; S 36-52 W, 168.6 feet; thence S 37-05 W, 218.2 feet; S 37-08 W, 84.1 feet; S 37-05 W, 172.4 feet; thence with G&G Enterprises, the following courses and distances, N 52-55 W, 439.8 feet; S 37-05 W, 490 feet; S 58-11 W, 51.5 feet; S 57-57 W, 337.2 feet; S 51-42 W, 221.1 feet; thence S 57-27 W, 290 feet; S 56-00 W, 223.9 feet; S 51-24 W, 333.3 feet to the beginning corner.

DERIVATION: Deed of Abney Mills, A SC Corporation recorded in Deed Book 1153 at page 140 in the Greenville County RMC Office.

THIS IS A JUNIOR LIEN.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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