

Mortgagee's address:

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: K.A.S. Corporation -----

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Northwestern Bank of Forest City, North Carolina (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 Fifty-three thousand and no/100ths

DOLLARS (\$53,000.00),

with interest thereon from date at the rate of ** per centum per annum, said principal and interest to be repaid:

** 1 1/2% over prime of Northwestern Bank of Forest City, NC to be adjusted as prime changes.

Due and payable on demand.

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 or lot of land in Greenville County, State of South Carolina, near Fountain Inn, and being shown as 3.34 acres on a plat of the North portion of J.A. Thomason Estate prepared by J.L. Montgomery, III dated May 1976 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Jenkins Bridge Road, also known as S. C. Highway 418 extension and presently renamed Milacron Drive, said pin being 757.24 feet from the intersection of said Road and Triangle Park Road, and running thence from said point along the highway right-of-way, N 71-41 E, 195.63 feet to an iron pin; thence N 4-02 W, 1025 feet to an iron pin; thence N 88-47 W, 89 feet to an iron pin; thence S 1-18 W, 1087.11 feet to an iron pin, being the point of beginning.

DERIVATION: Deed of William Seaborn recorded January 4, 1983 in Deed Book 1180 at page 254 in the Greenville County RMC Office.

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.