

State of South Carolina

GREENVILLE CO S.C

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R.M.C.

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE is dated as of December 1, _____, 1983

THE "MORTGAGOR" referred to in this Mortgage is Messer Products, Inc.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 1322 West Poinsett Street, Greer, South Carolina 29651

the City of Greer, Industrial Development Revenue Note
THE "NOTE" is ~~XXXXXX~~ (Messer Mirror Corporation Project) 1983

to Mortgagee in the amount of \$ 650,000, dated December, 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 September 1, 1994. 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 \$ 650,000, 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 piece, parcel or tract of land in Chick Springs Township, Greenville County, S.C., located on the southeastern side of Wade Hampton Boulevard at the corner of St. Marks Road and Wade Hampton Boulevard, with a road frontage of 301 feet on Wade Hampton Boulevard, said property being shown and designated on the Greenville County Tax Maps as Sheet T8, Block 3, Lots 4 through 11 and 26 through 33, said Tax Maps being incorporated herein by reference thereto and made a part hereof, and also being described as Lots 1 through 3 and 23 through 30 on a plat of the Property of J. A. Bull, dated April 12, 1946, by H. S. Brockman, Surveyor, said plat being recorded in the RMC Office for Greenville County in Plat Book X at Page 132, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the northeastern corner of the intersection of U.S. Highway 29 (Wade Hampton Boulevard) and St. Marks Road and running thence along the northern side of St. Marks Road S. 33-05 E. 751 feet to the joint corner of Lots Nos. 8 and 9; thence along the joint line of Lots Nos. 8 and 9, N. 52-17 E. 155.1 feet to the joint rear corner of Lots Nos. 8, 9, 23, and 24; thence along the rear line of Lots Nos. 9 and 23, S. 37-00 E. 70 feet to a point; thence along Lot No. 23, N. 52-17 E. 150 feet to a point; thence N. 36-42 W. 694 feet to a point on the eastern side of U.S. Highway 29 (Wade Hampton Boulevard); thence along the eastern side of U.S. Highway 29 (Wade Hampton Boulevard), S. 67-48 W. 301 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Dan Bull, L.B. Aull, and J.A. Bull, Jr., as Executors of the Estate of the late J.A. Bull, Sr., and Eartha Taylor Bull dated January 10, 1974, and recorded January 11, 1974, in the RMC Office for Greenville County, S.C., in Deed Book 992 at Page 105.

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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