

State of South Carolina

JAN 11 1984
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R.M.C.

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 6th day of January, 19 84,

by Thermo-Kinetics Industries, Inc.

(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street,

Greenville, South Carolina 29615

WITNESSETH:

THAT WHEREAS, Mortgagor
is indebted to Mortgagee in the maximum principal sum of Five Hundred Thousand
Dollars (\$ 500,000), Which indebtedness is
evidenced by the Note of Mortgagor of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of _____
which is January 6, 1985 after the date hereof) the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 500,000.00, plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property:

ALL that piece, parcel or lot of land, situate, lying and being on the
northern side of East Fairfield Road, near the City of Greenville, in
the County of Greenville, State of South Carolina, and shown and designated
as the property of Dealco Inc., by plat prepared by Hayward M. Pickell,
dated January 1969, and according to said plat has the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Fairfield Road; said
pin being 448.6 feet east from the northeastern corner of the inter-
section of East Fairfield Road and White Horse Road; and running thence
N. 0-52 E. 690.3 feet to an iron pin; thence S. 89-08 E. 262 feet to an
iron pin; thence S. 0-52 W. 626 feet to an iron pin on the north side of
East Fairfield Road; thence along East Fairfield Road S. 77-04 W. 269.8
feet to the BEGINNING.

This is the same property conveyed to Mortgagor by deed of J. E. Chambers
dated September 24, 1970, recorded in Volume 899, Page 182, on September 24,
1970.

2263
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JAN 11 '84 TAX 200.00
RB 11218

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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