

State of South Carolina

GREENVILLE CO. S. C.

BOOK 1413 PAGE 738

County of Greenville

Mortgage of Real Estate

THIS MORTGAGE made this 14th day of October, 1977.

by Threatt Enterprises, Inc. successor to Threatt-Maxwell Enterprises, Inc.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is

WITNESSETH:

THAT WHEREAS, Threatt Enterprises, Inc. is indebted to Mortgagee in the maximum principal sum of Six Hundred Seventy Four Thousand Nine Hundred Sixty Two and 66/100ths Dollars (\$674,962.66), which indebtedness is evidenced by the Note of Threatt Enterprises, Inc. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is upon demand 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 \$ 674,962.66 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys 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 lying and being situate on both sides of Mount Vernon Road near the City of Greer, County and State aforesaid, and being more particularly described on plat of the Property of Threatt-Maxwell Enterprises, Inc., prepared by John A. Simmons, RLS, dated October 26, 1972, containing 81.14 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Mount Vernon Road and running thence N. 75-17 E. 72.8 feet to an iron pin; thence S. 25-32 E. 853.2 feet to an iron pin; thence N. 50-07 E. 414.3 feet to an iron pin; thence N. 3-50 E. 1151 feet to an iron pin; thence N. 50-17 W. 546.3 feet to an iron pin; thence N. 50-18 W. 194.9 feet to an iron pin; thence N. 50-11 W. 261.5 feet to an iron pin on the western side of Mount Vernon Road; thence running along and with Mount Vernon Road, N. 44-22 E. 225.5 feet to an iron pin; thence continuing along said Road, N. 48-10 E. 543.8 feet to an iron pin; thence N. 47-00 W. 796.7 feet to a point (iron pin back on line at 26.3 feet); thence N. 37-34 W. 1022 feet to an iron pin in branch; thence S. 77-56 W. 499.2 feet to an iron pin; thence S. 40-07 E. 87.4 feet to an iron pin; thence S. 18-02 W. 337 feet to an iron pin; thence N. 71-45 W. 236.5 feet to a point in Windsor Road (iron pin back on line 17.4 feet); thence running along and with Windsor Road, S. 22-41 W. 170 feet; S. 9-19 W. 70 feet, and S. 19-27 W. 590 feet to a point in said road; thence S. 36-15 W. 210.8 feet to an iron pin; thence N. 74-14 W. 117.8 feet to an iron pin; thence N. 82-05 E. 35.6 feet to an iron pin in the center line of a gully; thence N. 61-17 E. 102 feet to an iron pin; thence N. 25-35 E. 68 feet to an iron pin; thence N. 56-11 E. 63.2 feet to an iron pin; thence S. 33-25 W. 127.9 feet to an iron pin; thence S. 87-42 E. 84.5 feet to an iron pin; thence N. 53-43 E. 178.2 feet to an iron pin; thence S. 7-54 W. 340.8 feet to an iron pin; thence S. 8-09 W. 308 feet to an iron pin at the rear corner of lot presently owned by J. Verne Smith; thence S. 79-06 E. 292.5 feet to an iron pin; thence S. 3-35 W. 190 feet to an iron pin; thence S. 68-48 W. 35.1 feet to a point on the northern side of Peachtree Drive; thence running S. 83-25 E. 125 feet to a point in the center of Peachtree Drive; thence running along and with said Drive, S. 86-08 E. 558.7 feet to a point in the center of Mount Vernon Road; thence running along and with the center of Mount Vernon Road, S. 3-08 W.

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).

0738