

MORTGAGE OF REAL ESTATE -

BOOK 1535 PAGE 466

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S. C.  
OCT 16 1 20 PM '81

WHEREAS, <sup>DOHNIS</sup> Crucible Chemical Company, Inc. <sub>R.M.C.</sub>

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Palmetto Bank

(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 Four Hundred Thousand and No/100

Dollars (\$ 400,000.00-- ) due and payable

On or before one (1) year from date with interest computed at 1% above the prime lending rate; interest due and payable monthly.

with interest thereon from <sup>above</sup> date ----- at the rate of as stated/ per centum per annum, to be paid: as stated above

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

PARCEL A

ALL that certain piece, or tract of land, lying and being situate in the Southern section of Donaldson Center, Gantt Township, Greenville, South Carolina, bounded on the North by lands of McEwen Lumber Co., on the East by the right-of-way of Perimeter Road, on the South by lands of Ethox Chemical Co., and on the West by lands of Carolina Carton Co., Carolina Rubber Hose Co. and other lands of Donaldson Center and being more particularly described as follows:

BEGINNING at an iron pin on the Southeastern corner of the herein described tract, said pin being on the Western right-of-way of Perimeter Road and being a common corner to the lands of Ethox Chemical Co., and the herein described tract; thence from the beginning corner and leaving the right-of-way of Perimeter Road and along the Northern boundary of the lands of Ethox Chemical Co., S. 50-13 W., 640.8 feet to an iron pin in the center of spur line railroad; thence continuing along the lands of Ethox Chemical Co., S. 50-13 W., 60.9 feet to a point in the center of the Southern Railroad lead track; thence leaving the lands of Ethox Chemical Co., and along the center line of the Southern Railroad track and the boundary of Carolina Carton Co., N. 44-34 W., 100.0 feet; thence continuing along the center line of the Southern Railroad lead track and along the lands of Carolina Rubber Hose Co., N. 40-36 W., 105.9 feet, N. 35-49 W., 100.0 feet, N. 32-16 W., 100.0 feet, N. 28-40 W., 100.0 feet, N. 23-42 W., 100.0 feet, N. 22-30 W., 258.25 feet to the corner of the Carolina Rubber Hose Co., property; thence leaving the Carolina Rubber Hose Co. property and continuing along the center line of the Southern Railroad lead track and along other lands of Donaldson Center, N. 22-12 W., 225.4 feet to the corner of McEwen Lumber Co. property; thence leaving the railroad and along the southern boundary of the McEwen Lumber Co., N. 60-49 E., 340.07 feet to a point on the Western right-of-way of Perimeter Road; thence leaving the lands of McEwen Lumber Co., and along the Western right-of-way of Perimeter Road, S. 37-35 E., 100.0 feet, S. 41-00 E., 100.0 feet, S. 45-03 E., 90.0 feet, S. 48-26 E., 100.0 feet, S. 52-42 E., 220.75 feet, S. 53-25 E., 56.5 feet to a point in the center of a spur line railroad; thence continuing along the Western right-of-way of Perimeter Road S. 53-25 E., 348.5 feet to the point of beginning and containing a total of 12.64 acres, more or less, and more fully identified as Tract A and Tract B on plat entitled "Survey for a Tract of Land Located on Donaldson Center, Greenville Co., S.C.",

-----continued on attached schedule-----

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
OCT 1981  
FAX  
160.00  
PR. 11218

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