

State of South Carolina

BOOK 1561 PAGE 371

Mortgage of Real Estate

County of GREENVILLE DEED BOOK 1561 PAGE 371

LEATHERWOOD, WALKER, TODD & MANN

THIS MORTGAGE made this 11th day of January, 1982

by Izumi International, Inc.

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 608, Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, Izumi International, Inc. is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and no/100 Dollars (\$ 20,000.00), which indebtedness is evidenced by the Note of Izumi International, 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 January 15, 1990 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 \$ 20,000.00 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 certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on the northeastern side of Poinsett Street in the City of Greer, County of Greenville, State of South Carolina, having the following metes and bounds:

BEGINNING at a point on the northeastern side of Poinsett Street approximately 139.5 feet from the intersection of the northeastern right of way of Poinsett Street with the southeastern right of way of Cannon Street; said point being at the corner of a lot now or formerly owned by Mrs. Hattie Glenn and running thence with the line of said Glenn property, N. 30-33 E. 242.38 feet to a point on the line of property now or formerly owned by Westmoreland; thence S. 57-17 E. 84.2 feet to a point on an alleyway; thence S. 31-12 W. 241.7 feet to a point on the northeastern right of way of Poinsett Street; thence with Poinsett Street, N. 57-45 W. 82.85 feet to the Point of Beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Sallie Woods Pitts, individually and as Trustee, et.al., dated August 2, 1980, recorded August 4, 1980 in Deed Book 1130, Page 408.

The lien of this Mortgage is second in priority to the lien of that certain Mortgage heretofore given by the Mortgagor herein to Bankers Trust of South Carolina dated August 4, 1980, recorded the same day in Mortgage Book 1509, Page 738 in the original principal amount of \$12,004.84. Any default by the Mortgagor under the aforesaid first Mortgage or the Note secured thereby shall constitute a default under this Mortgage and the Note which it secures.

STATE OF SOUTH CAROLINA
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RECORDED

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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