

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GRAND FILED  
MAR 3 3 42 PM '82  
DONNIE LANNERSLEY

BOOK 1555 PAGE 213

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Eastern Distribution, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

dated September 21, 1981

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of ~~the~~ ~~date~~ ~~herein~~ ~~by~~ 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

according to the terms of the said Promissory Note by Eastern Plant Food, Inc. to Southern Bank and Trust Company dated September 21, 1981, the terms of which are incorporated herein by reference thereto.

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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, the Mortgagee's heirs, 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 Greenville, near Donaldson Center, being more fully identified according to a survey prepared for Eastern Storage, Inc., by Carolina Surveying Company, dated September 21, 1972, which plat is recorded in the RMC Office for Greenville County in Plat Book 4-S at Page 36, reference being craved to said plat for a more particular metes and bounds description.

THE property and improvements given hereby to secure the payment of the Note dated September 21, 1981 are commonly known as "Warehouse D" which is approximately 480 feet long and 200 feet wide and is located on the northern side of Ashmore Bridge Road.

THIS is the same property conveyed to Eastern Storage, Inc., predecessor to Eastern Distribution, Inc. recorded in the RMC Office for Greenville County in Deed Book 876 at Page 267 on September 22, 1969. The name of Eastern Storage, Inc. was changed to Eastern Distribution, Inc, by amendment of its Charter dated April 26, 1974, which Amendment is recorded in the Office of the Secretary of State for the State of South Carolina.

THIS is a second mortgage, junior in lien to that certain mortgage given by Eastern Storage, Inc., predecessor to Eastern Distribution, Inc. to The South Carolina National Bank, Greenville, S. C., on September 29, 1972, recorded in the RMC Office for Greenville County in Mortgage Book 1251 at Page 354 on September 29, 1972, in the original amount of \$300,000.00.

THE mailing address of the Mortgagee herein is P. O. Box 1329, Greenville, S. C. 29602.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
MAR 5 1982  
FAX  
\$ 160.00  
FD 11218

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 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.

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