

FILED
GREENVILLE CO. S. C.
MAR 31 3 09 PM '82
DONNA W. HARRISLEY
S.N.C.

MORTGAGE

(Participation)

DOBSON & DOBSON
ATTORNEYS AT LAW, P.A.
P.O. BOX 426
GREENVILLE, S.C. 29602

BOOK 1588 PAGE 770

This mortgage made and entered into this 30 day of March
19 82, by and between CONTINENTAL SOUTHERN INDUSTRIES, INC.

(hereinafter referred to as mortgagor) and FIRST-CITIZENS BANK & TRUST COMPANY

(hereinafter referred to as mortgagee), who maintains an office and place of business at Greenville, South Carolina

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina.

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, on the eastern side of Buncombe Road and on the western side of Furman Hall Road, being shown as a tract containing 3.23 acres and a tract containing 4.16 acres on a plat of the property of Beatrice Foods Company and Continental Southern Industries, Inc. dated April 14, 1976 and recorded in Plat Book 5-P at page 30, in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Buncombe Road which iron pin is S. 3-04 E. 100 feet from the southern side of the Seaboard Railway right-of-way, which iron pin is at the southwestern corner of a 1.707 acre tract and running thence with said 1.707 acre tract due east 600.2 feet to an iron pin; thence S. 79-48 E. 686.2 feet to an iron pin on the western side of Furman Hall Road; thence with said road S. 31-20 W. 152 feet to an iron pin; thence still with said road S. 29-54 W. 260 feet to an iron pin at the northern corner of the intersection of Furman Hall Road and Davis Drive; thence with Davis Drive the following courses and distances: N. 8-13 W. 132 feet, N. 71-27 W. 119 feet, S. 71-12 W. 236 feet, N. 86-18 W. 80.78 feet, N. 87-03 W. 20.02 feet, N. 87-03 W. 66.76 feet, N. 50-50 W. 139 feet, and N. 74-23 W. 161 feet to an iron pin near the center of Cherrydale Drive; thence with the center of Cherrydale Drive N. 3-33 W. 112.7 feet to an iron pin; thence S. 87-10 W. 267.3 feet to an iron pin on the eastern side of Buncombe Road; thence with said road N. 3-04 W. 144.4 feet to the point of beginning.

This property was conveyed to the Mortgagor herein by deed of Meadors Manufacturing Co., Inc., dated October 31, 1973, and recorded March 5, 1974, in the RMC Office for Greenville County in Deed Book 994 at Page 647.

-and-

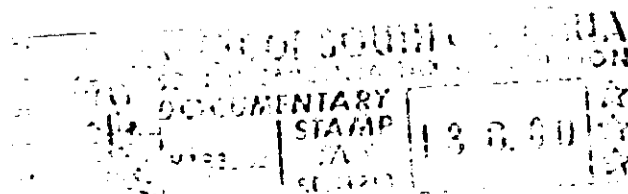
All that certain piece, parcel or tract of land, together with all improvements thereon, situate on the western side of Furman Hall Road in the County of Greenville,

(DESCRIPTION CONTINUED ON ATTACHED SHEET)

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated March 30, 1982 in the principal sum of \$ 340,000.00, signed by Elmer C. Goodwin in behalf of Continental Southern Industries, Inc.



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