

State of South Carolina FILED
GREENVILLE S. C.)

Mortgage of Real Estate

County of GREENVILLE JAN 11 1983)

DONE: W. W. WILKERSLEY

THIS MORTGAGE is dated R.M.C. January 4, 1983

THE "MORTGAGOR" referred to in this Mortgage is Robert M. Leineweber and Sarah P. Leineweber

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____

P. O. Box 608, Greenville, SC 29602

THE "NOTE" is a note from Industrial Coatings, Inc.

to Mortgagee in the amount of \$ 75,000.00, dated January 4, 1983. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is January 4, 1984. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 75,000.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

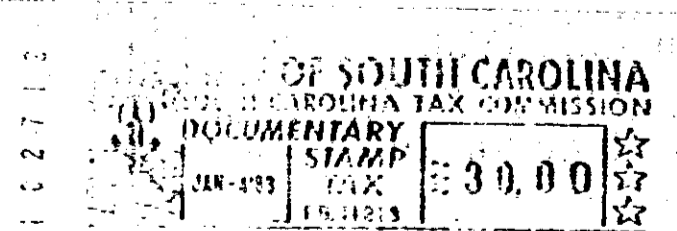
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land situate, lying and being on the southern side of Woodvale Avenue in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 252 and part of Lot No. 253 as shown on plat of Traxler Park, prepared by R. E. Dalton, Engineers, dated March, 1923, recorded in the RMC Office for Greenville County, South Carolina in Plat Book F at Pages 114 and 115 and having, according to said plat and a more recent plat prepared by J.C. Hill, R.L.S., dated June 17, 1953, of property of Elizabeth McAvery Leineweber and William F. Leineweber, Jr., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Woodvale Avenue at the joint front corner of Lots Nos. 251 and 252 and running thence with the line of said Lots S. 25-23 E. 185.7 feet to an iron pin; thence N. 56-00 E. 90.8 feet to an iron pin in the rear line of Lot No. 253; thence with a line through Lot No. 253 N. 28-40 W. 195.2 feet to an iron pin on the southern side of Woodvale Avenue; thence with the southern side of Woodvale Avenue S. 40-07 W. 10 feet to an iron pin at the joint front corner of Lots Nos. 252 and 253; thence continuing with the southern side of Woodvale Avenue S. 49-57 W. 72.4 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Elizabeth McAvery Leineweber and William F. Leineweber, Jr. dated February 25, 1975, and recorded in the RMC Office for Greenville County in Deed Book 1015 at Page 111.

The lien of the within mortgage is second and subsequent to the lien of that certain mortgage given by Robert M. Leineweber and Sarah P. Leineweber to Carolina Federal Savings & Loan Association (now known as Security Federal Savings & Loan Association) dated November 24, 1981, and recorded in the RMC Office for Greenville County in Mortgage Book 1558 at Page 620.



SC70 --- 1 JA 4 83 908

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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