

LEATHERWOOD, WALKER, TODD & MANN

State of South Carolina

County of GREENVILLE

RECORDED
10 S.C.
5:17 PM '80
SHERIDAN SLESLEY

1509 738

Mortgage of Real Estate

THIS MORTGAGE made this 4th day of August, 1980

by IZUMI INTERNATIONAL, INC., a South Carolina corporation,

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(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 Twelve Thousand Four and 84/100-----
12,004.84* Dollars (\$ 12,004.84*), which indebtedness is
evidenced by the Note of Izumi International of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is five years 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
\$ 12,004.84* 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 north-
eastern 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 northeast-
ern 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 north-
eastern 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, to be recorded herewith.

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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