

P. O. Box 1449
Greenville, S. C. 29602
BOOK 81 PAGE 319

FILED
MORTGAGE - INDIVIDUAL FORM NO. 1
MITCHELL & ARIALL, GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1541 PAGE 702

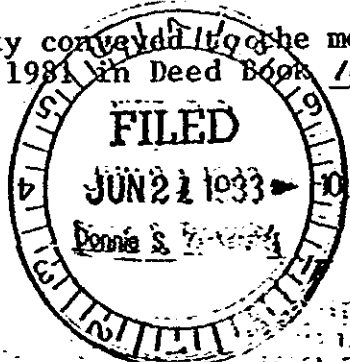
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Poinsett Warehouse Associates, a Limited Partnership organized and existing under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens and Southern National Bank of South Carolina (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of
Two Hundred Seventy-seven Thousand Five Hundred ----- Dollars (\$ 277,500.00 due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein

property now or formerly owned by Beatrice Foods Co.; thence along the line of property now or formerly of Beatrice Foods Co., N. 87-08 E. 262.3 feet to an iron pin; thence S. 3-41 E. 214.6 feet to a railroad spike in the edge of Cherrydale Drive; thence S. 87-26 W. 173.7 feet to an iron pin; thence S. 3-07 E. 60.9 feet to an iron pin; thence S. 82-07 W. 91.2 feet to an iron pin on the eastern side of New Buncombe Road, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Douglas Company recorded May 20, 1981 in Deed Book 1148 at Page 483.

PAID AND FULLY SATISFIED
THIS THE 19th DAY OF June 19 83
The Citizens and Southern National Bank
Greenville, S. C. 34587



Created
Donna S. [unclear]
21 1983

BY Laurel B. Hall
WITNESS [Signature]
WITNESS [Signature]

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NY 20 81
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.