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GREENVILLE CO. S. C.
APR 20 12 03 PM '76
DONNIE S. TANKERSLEY
R.H.C. MORTGAGE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Commodity Warehouse Company, Inc.
Greenville, South Carolina

of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE INDEPENDENT LIFE AND ACCIDENT INSURANCE COMPANY, a corporation organized and existing under the laws of Florida, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of --One Million Seventy Thousand and No/100-- Dollars (\$1,070,000.00), with interest from date at the rate of ten per centum (10 %) per annum until paid, said principal and interest being payable at the office of The Independent Life and Accident Insurance Company in Jacksonville, Florida, or at such other place as the holder of the note may designate in writing, in monthly installments of Eleven Thousand Four Hundred Ninety-Nine and 3/100 Dollars (\$11,499.30), commencing on the 1st day of June 1976, and on the 1st day of each month thereafter until the principal and interest are fully paid.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

PROPERTY OF COMMODITY WAREHOUSE COMPANY, INC.

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the westerly side of right of way of the Southern Railway (Columbia and Greenville Division) in White Horse Industrial Park, in Gantt Township, near the City and in the County of Greenville, South Carolina, and being more definitively described on plat entitled "Property of Commodity Warehouse Company, Inc." prepared by C. O. Riddle, R.L.S., dated March, 1976, as follows:

BEGINNING at an old iron pin on the northerly boundary of property of Metromont Materials at the southeast corner of property of Black Hawk Corporation, Inc. in White Horse Industrial Park, and running thence along the east boundary of Black Hawk Corporation, Inc. property, N. 19-41 W. 1,748.4 feet to an iron pin; thence N. 62-51 E. 44.65 feet to an iron pin; thence N. 38-42 W. 220.6 feet to an iron pin; thence N. 35-10 E. 152.4 feet to an iron pin on the northeast bank of Brushy Creek; thence along the center of Brushy Creek as the line, the traverse line of which is S. 46-19 E. 186 feet to an iron pin; thence continuing along the center of Brushy Creek as the line, the traverse line of which is S. 66-27 E. 241.4 feet to an iron pin on the west boundary of Smith Street; thence S. 34-23 W. 22 feet to an iron pin; thence around the arc of a circle, the chord of which is S. 70-39 W. 59.2 feet to an iron pin; thence continuing on an arc around said circle, the chord of which is S. 10-37 E. 70.7 feet to an iron pin; thence continuing on an arc around said circle, the chord of which is N. 79-23 E. 70.7 feet to an iron pin; thence continuing on an arc around said circle, the chord of which is N. 1-53 W. 59.2 feet to an iron pin on the east boundary of Smith Street; thence along said Smith Street, N. 34-23 E. 37 feet to an iron pin; thence returning to the center of Brushy Creek as the line, the traverse line of which is S. 73-04 E. 214 feet to an iron pin; thence further along the center of Brushy Creek as the line, S. 59-32 E. 155.2 feet to an iron pin; thence further along the center of Brushy Creek as the line, S. 60-57 E. 106.1 feet to an iron pin on the west boundary of the right of way of the Southern Railway Company (Columbia and Greenville Division); thence along said right of way along a curve, the radius of which is 2,010.08 feet, a distance of 202.28 feet to an iron pin; thence S. 79-20 E. 50 feet to an iron pin, which iron pin is 50 feet radially west of iron pin in the center of said right of way; thence along said right of way, on a curve, the radius of which is 1,960.08 feet, a distance of 895 feet to an iron pin, which line is at all times 50 feet west of the center line of the said right of way; thence S. 74-30 W. 50 feet, measured radially, to an iron pin; which iron pin is 100 feet west of the center line of said right of way; thence along a curve, the radius of which is 2,010.08 feet, a distance of 205.95 feet to an iron pin on the north boundary of the property of Metromont Materials; thence along said boundary S. 49-00 W. 368.32 feet to an iron pin at the point of beginning, and being the same tracts of land conveyed to Commodity Warehouse Company, Inc. by the following deeds:

1. Piedmont and Northern Railway Company, dated June 22, 1955 recorded in Deed Volume 530 at Page 7.
2. Southern Railway Company, dated March 23, 1962 recorded in Deed Volume 697 at Page 285.
3. Piedmont and Northern Railway Company, dated April 27, 1962, recorded in Deed Volume 697 at Page 290.
4. Zet Smith, dated May 14, 1964, recorded in Deed Volume 749 at Page 279.
5. James Byrd, dated May 25, 1964, recorded in Deed Volume 749 at Page 453.

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