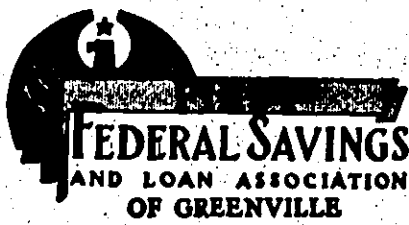


FILED
GREENVILLE, CO. S. C.
MAR 1 3 02 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1182 PAGE 234



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

SIRA-PACK RADIO, INC., a Corporation,

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Thirty-Thousand Eight Hundred and no/100 Dollars----- (\$30,800.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note includes a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Two Hundred

Fifty-seven and 63/100 Dollars----- (\$ 257.63 Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years ~~after date, and~~ from the date when monthly payments begin; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, containing 2 acres, according to a plat prepared by Carolina Engineering and Surveying Company, dated April 6, 1970 and recorded in Plat Book 4D at page 189 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the approximate center of Beco Road, which point is located N. 5-30 E. 262 feet from the line of property of Celanese Corporation of America, and running thence N. 84-18 W. 367 feet to an iron pin on the line of property of Carl D. Hood, et. al; thence along the line of said Hood property, N. 7-05 W. 230.6 feet to an iron pin; thence along the line of property of Marshall T. Pack, S. 84-20 E. 417.5 feet to a nail and cap in the center of Beco Road; thence with the center of said Road, S. 5-30 W. 225 feet to the point of beginning.

ALSO: ALL that lot of land lying in the State of South Carolina County of Greenville in Chick Springs Township, containing 4 acres and being the greater portion of the property shown on a revised plat for Hettie Ellen Wood and Eunice Oree Lamar, dated Rev. February 12, 1971, prepared by Carolina Engineering and Surveying Co., and recorded in Plat Book 4L at page 61, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and cap in the approximate center of Beco Road, which point is located N. 5-30 E. 487 feet from the line of property owned by Celanese Corporation, and running thence N. 84-20 W. 417.5 feet to an iron pin on the line of property of Carl D. Hood, et. al.; thence with the line of said Hood property, N. 7-05 W. 392 feet to a point on the line of said Carl Hood Property; thence S. 84-18 E. 502.9 feet to a point in the center of Beco Road; thence with the center of said Beco Road S. 5-30 W. 382 feet to the point of beginning.