

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

THIS INDENTURE, made the 16th day of March 1971, in the year one thousand nine hundred and seventy-one, between BALDT CORPORATION, a corporation, designated as the Mortgagor, and SOUTHLAND LIFE INSURANCE COMPANY, a Texas corporation having its principal office at Southland Center, Dallas, Texas, being hereinafter known and designated as Mortgagee.

WITNESSETH, WHEREAS, the said Mortgagor is justly indebted to the said Mortgagee in the sum of THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$325,000.00) and has agreed to pay the same with interest thereon, according to the terms of a certain note or obligation bearing even date herewith, to which note reference is specifically made, providing for the payment thereof in installments, the last of which is due and payable on March 1, 1991.

NOW THIS INDENTURE WITNESSETH, that the Mortgagor, for the better securing the payment to the said Mortgagee of the said sum of money mentioned in said note or obligation, with interest thereon, and also for and in consideration of the sum of One Dollar to the Mortgagor in hand paid by the Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and convey unto the Mortgagee, its successors and assigns, forever all that piece or parcel of land lying and being in the County of Greenville, South Carolina, described as follows:

All that parcel or tract of land with the buildings and improvements thereon situate on the East side of Neeley Ferry Road and on the Southwest side of U. S. Highway 276, near the Town of Simpsonville, in Austin Township, Greenville County, South Carolina and having according to a plat made by C. O. Riddle, Surveyor, dated February 16, 1971, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 41, Page 111, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest edge of the right-of-way of U. S. Highway 276 at the corner of the property now or formerly owned by Max Heller and runs thence along said Heller property S. 56-12 W. 694.8 feet to an iron pin on the East edge of Neeley Ferry Road;

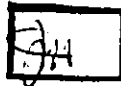
THENCE along Neeley Ferry Road S. 16-34 E. 480.4 feet to an iron pin;

THENCE N. 73-26 E. 279.1 feet to an iron pin;

THENCE S. 66-20 E. 318.1 feet to an iron pin;

THENCE N. 23-40 E. 500 feet to an iron pin on the Southwest side of U. S. Highway 276;

THENCE along U. S. Highway 276 N. 36-09 W. 541.5 feet to the beginning corner.



INITIAL HERE