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STATE OF SOUTH CAROLINA, GREENVILLE CO. S. PURCHASE MONEY MORTGAGE
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS, Dan Bruce Commercial & Industrial Properties, Inc.

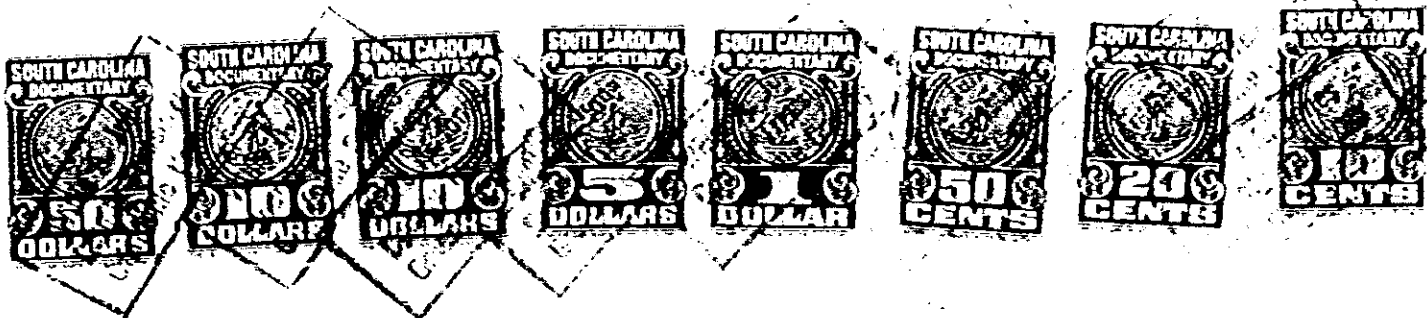
hereinafter called the mortgagor(s), is (are) well and truly indebted to Mordecai Scherbalis Shore hereinafter called the mortgagee(s), in the full and just sum of One Hundred Ninety-two Thousand and No/100 (\$192,000.00) Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows: in three (3) equal, consecutive, annual payments of \$64,000.00 each commencing May 23, 1975

with interest from date at the rate of eight (8%) per centum per annum until paid; interest to be computed and paid annually with each principal payment and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay a reasonable amount due for attorney's fee if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear. Provided, however, that the mortgagor shall have the right to anticipate payment in whole or in part without penalty at any time after January 1, 1975.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents to grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

All that piece, parcel or lot of land in Butler Township, Greenville County, in the State of South Carolina, containing 8.85 acres, more or less, and being known and designated as Tract No. 4 in a subdivision of Cliff R. Bramlett Farm, according to a plat prepared by W. J. Riddle in March, 1937, and being more particularly described as follows:

Beginning at a point in the center of road leading to Airport, said point being the Southeastern corner of Tract No. 3 and the Southwestern corner of Tract No. 8, according to the Plat above referred to, and running thence along said Airport Road, S. 63 W. 490 feet to an iron pin; thence leaving said Road and running along the Eastern line of Tract No. 5, N. 19-10 W., 887 feet to an iron pin in R. F. Watson's line; thence with Watson's line, N. 84-10 E. 500.1 feet to an iron pin in Watson's line at corner of Tract No. 3; thence with line of Tract No. 3, S. 19-10 E. 704 feet to the point of beginning.



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