

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE

1326 261

TO ALL WHOM THESE PRESENTS MAY CONCERN: I (we) Coal Yard Associates,

a South Carolina partnership

(hereinafter referred to as *Mortgagor*), SEND GREETINGS:

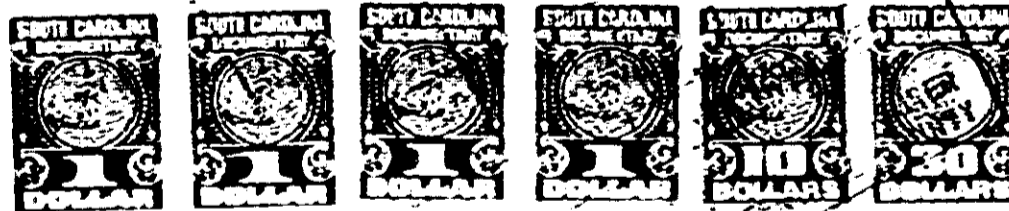
WHEREAS, the *Mortgagor* is well and truly indebted unto First Piedmont
Bank & Trust Company (hereinafter referred to as *Mortgagee*)
as evidenced by the *Mortgagor's* promissory note of even date herewith the terms of which are
incorporated herein by reference, in the sum of One Hundred Ten Thousand and No/100--
-----Dollars (\$110,000.00)
with interest thereon from date at the rate of twelve (12%) per cent per annum, said principal and
interest to be repaid as follows:

Interest only to be payable on a monthly basis on the outstanding principal
balance on the 1st day of each month beginning in the month following the
date hereof; entire outstanding principal balance and all accrued interest
due and payable in one installment twelve (12) months from the date hereof.

WHEREAS, the *Mortgagor* may hereafter become indebted to the said *Mortgagee* for
such further sums as may be advanced or readvanced to or for the *Mortgagor's* account for taxes,
insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, that the *Mortgagor*, in consideration of the aforesaid debt,
and in order to secure the payment thereof and of any other and further sums for which the
Mortgagor may be indebted to the *Mortgagee* at any time for advances made to or for his account
by the *Mortgagee*, and also in consideration of the further sum of Three Dollars (\$3.00) 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all
improvements thereon, or hereafter constructed thereon:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF.



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