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THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, We, the said J. A. Bolen as Trustee for J. A. Bolen and James W. Vaughn, and College Properties, Incorporated, trading as Batesville Property Associates, in and by our certain promissory note in writing, of even date with these a Joint Venture

Presents, are well and truly indebted to Southern Bank and Trust Company

in the full and just sum of Seven Hundred Thousand and No/100ths-----

(\$700,000.00), to be paid in full on or before May 2, 1978

, with interest thereon from date

at the rate of 10 1/4 per centum per annum, to be computed and paid quarterly

until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that we, the said J. A. Bolen as Trustee for J. A. Bolen and James W. Vaughn, and College Properties, Incorporated, trading as Batesville Property Associates, a Joint Venture, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said

Southern Bank and Trust Company according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us, the said above mortgagors

, in hand well and truly paid by the said

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Southern Bank and Trust Company, its successors and assigns forever:

ALL that certain piece, parcel or tract of land, lying and being on the northerly side of Wood Road, being bounded on the westerly side by Batesville Road, on the northerly side by property now or formerly of W. H. Hammett, and on the northeasterly side primarily by a creek, containing 135.78 acres according to a plat entitled "Survey for Southern Service Corporation" made by Enwright Associates, Inc., dated July 9, 1974, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Batesville Road at the intersection of Wood Road and running thence along the center line of said Road, the following courses and distances: N. 21-28-26 W. 100 feet; N. 21-10-17 W. 100 feet; N. 20-42-22 W. 100 feet; N. 19-52-43 W. 100 feet; N. 19-20-04 W. 136.73 feet; N. 18-44-54 W. 573.20 feet; N. 19-00-00 W. 390.07 feet; thence along the center of Enoree Road N. 70-00-06 W. 106.30 feet to a railroad spike in the center of Enoree Road; thence N. 52-21-06 E. 1826.59 feet to the center line of creek (the distance from the spike in Enoree Road to the traverse corner as shown on said plat being 1810.59 feet); thence down said creek as the line on traverse lines as follows: beginning at an iron pin 16 feet from the center line of the creek and designated on the plat as traverse



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