

MORTGAGE
GREENVILLE CO. S. C.

BOOK 1388 PAGE 754

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

MAY 28 2 51 PM '78
DONNIE S. TANNERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s) YEARGIN AVIATION INC. (herein "Borrower") and the Mortgagee FIRST PIEDMONT BANK AND TRUST COMPANY Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of EIGHTY-FIVE THOUSAND AND NO/100 Dollars (\$ 85,000.00) as evidenced by the Borrower's promissory Note of even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable

May 1980 ; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of EIGHTY-FIVE THOUSAND AND NO/100 Dollars (\$ 85,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in consideration of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c) all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c) (all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender, its successors and assigns, the following described real estate:

~~All that piece, parcel or lot of land with the buildings and improvements thereon, located near the Greenville Municipal Airport (Greenville Downtown Airport), in Greenville County, South Carolina, being shown as a portion of the property designated as property of Brannon on plat made by Madison H. Woodward, Engineer, November, 1955, recorded in the R.M.C. Office for Greenville County in Plat Book "LL" at page 153, and having according to said plat and a more recent survey made by Madison H. Woodward, Engineer, June 27, 1957, the following metes and bounds:~~

ALL that piece, parcel or lot of land with the buildings and improvements thereon, located near the Greenville Municipal Airport (Greenville Downtown Airport), in Greenville County, South Carolina, being shown as a portion of the property designated as property of Brannon on plat made by Madison H. Woodward, Engineer, November, 1955, recorded in the R.M.C. Office for Greenville County in Plat Book "LL" at page 153, and having according to said plat and a more recent survey made by Madison H. Woodward, Engineer, June 27, 1957, the following metes and bounds:

BEGINNING at an iron pin at the southeast corner of said lot on the line of property of said Greenville Airport Commission, and running thence along the line of property of said Greenville Airport Commission, S. 54-15 W. 125 feet to an iron pin; thence continuing with the property of the Greenville Airport Commission N. 35-45 W. 208.9 feet to an iron pin; corner of property of Special Services Corporation; thence with the line of property of said Special Services Corporation, N. 54-15 E. 125 feet to an iron pin at corner with Greenville Airport Commission; thence along the line of said Airport Commission S. 35-45 E. 208.9 feet to the beginning corner.

Together with all the right, title, interest and estate, that the mortgagor may have and/or own, in and to an easement and/or right of way from a roadway over property of the Greenville Airport Commission, which road runs in a southerly direction from Watson Road to and from the above described property, which easement and/or right of way is for ingress and egress to the property conveyed hereinabove and Watson Road.

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