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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE)

BOOK 1370 PAGE 531

MORTGAGE

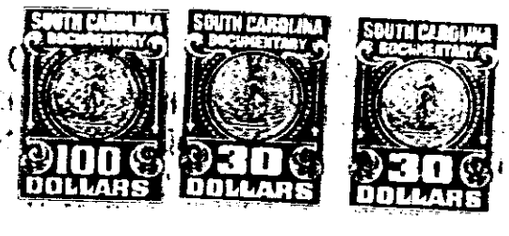
TO ALL WHOM THESE PRESENTS MAY CONCERN:

CUNNINGHAM & SUMMERS ASSOCIATES, a general partnership organized under the laws of the State of South Carolina Sends Greetings:

WHEREAS, the said Cunningham & Summers Associates (hereinafter called "Mortgagor") in and by its certain note or obligation dated even date herewith (the "NOTE") stands indebted, firmly held and bound unto The First National Bank of Atlanta, a national banking association, having its principal place of business in the City of Atlanta, State of Georgia, (hereinafter called "Mortgagee") in the full and just principal sum of Four Hundred Thousand ($400,000) Dollars, with interest thereon at the rate and payable as provided in the Note, and with a maturity date of January 1, 1977.

NOW, KNOW ALL MEN, that the Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof the Mortgagee according to the terms of the Note and any modifications, renewals or extensions thereof; and also in consideration of the further sum of Three Dollars, 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, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release, unto the Mortgagee, its successors and assigns, the premises described in Exhibit "A" hereto annexed and made a part hereof.

TOGETHER with all furniture, fixtures, machinery, equipment, tools and other personal property both tangible and intangible (including replacements, substitutions and after-acquired property) of the Mortgagor now or hereafter situate upon or about the mortgaged premises and used or intended to be used in connection therewith. This provision shall be self-operative but the Mortgagor will execute and deliver to the Mortgagee on demand, and hereby authorizes and irrevocably appoints the Mortgagee the attorney in fact of the Mortgagor to execute and deliver such financing statements and other instruments as the Mortgagee may require in order to impose the lien hereof more specifically upon said fixtures and property.



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