

State of South Carolina,

BOOK 1377 PAGE 744

County of GREENVILLE

GREENVILLE CO. S. C.

MAY 11 3 58 PM '76

TO ALL WHOM THESE PRESENTS MAY CONCERN: UNICO DEVELOPMENT SERVICES, INC. JAMES STANBERRY

(herein called Mortgagor, whether one or more persons) SEND(S) GREETING:

WHEREAS, the Mortgagor and

of even date with these presents, are well and truly indebted to the First National Bank of South Carolina, a national banking institution chartered under the laws of the U.S. of America (hereinafter called Mortgagee) in the full and just sum of Seven Hundred Fifty Thousand and No/100 (\$ 750,000.00 )

DOLLARS, to be paid at its Home Office in Greenville, South Carolina, together with interest on the unpaid balance thereof remaining unpaid from time to time, from date hereof until maturity according to the terms of a certain promissory note of even date herewith, to which note reference is specifically made, providing for the payment thereof in installments the last of which is due and payable on or not later than May 1, 1997.

If any installment of said principal or interest is not paid when due, or if said note is placed in the hands of an attorney for collection, or if said debt or any part thereof, be collected by an attorney, or by legal proceedings of any kind, a reasonable attorney's fee of not less than ten (10%) per cent of the amount involved shall be added to the amount due under said note and shall be collectible thereunder. If any installment of interest is not payable at its maturity, the same shall thereafter bear interest at the rate of 10 1/2 per cent per annum until paid. In the event of failure to pay any interest or any installment of principal, or any portion of either, or any other sums required to be paid by said note and this mortgage, as the same become due, or in the event of failure to perform and comply with any and all of the other covenants, terms and provisions of said note and this mortgage, and/or the other instrument or instruments, if any, which secure this note, and such failure or default shall continue for a period of thirty days, then in any of said events said principal sum and all advancements made pursuant to the provisions of this mortgage, together with all unpaid interest thereon shall be at once due and payable at the option of First National Bank of South Carolina successors or assigns, and be collectible without further notice, by proceedings or otherwise. Provisions as to prepayment, contained in said note, are incorporated herein by reference.

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, its successors and assigns, according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said 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 said Mortgagee, its successors and assigns, that certain tract or parcel of land located in Greenville County, State of South Carolina, more particularly described as follows:

All that piece, parcel or tract of land, containing five (5) acres, more or less, situate, lying and being on the Northern side of South Carolina Highway No. 14, near the Town of Simpsonville, in the County of Greenville, State of South Carolina, as shown on a plat entitled "Survey for Yeargin Construction Company, Inc.," prepared by Blackwood Associates, dated May 24, 1976, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-U at page 49 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern edge of the right of way of South Carolina Highway No. 14 at its intersection with Pride Drive and running thence N. 25-16 W. 35.0 feet to an iron pin on the Eastern side of Pride Drive; thence with the Eastern side of Pride Drive N. 20-17 E. 325.0 feet to an iron pin; thence S. 69-26 E. 606.7 feet to an iron pin in the line of property now or formerly of A. K. Ramsey; thence with the line of said Ramsey property S. 9-34 W. 340.0 feet to an iron pin on the Northern edge of the right of way for South Carolina Highway No. 14; thence with the Northern edge of the right of way for said highway N. 70-49 W. 645.0 feet to the point of beginning.

TOGETHER with an easement over Pride Drive in common with other owners of property abutting on Pride Drive as shown on said plat and as the same may be further extended by Yeargin Construction Company, Inc.

This is the identical property conveyed to the Mortgagor herein by deed of Yeargin Construction Company, Inc., dated June 11, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1038 at page 300 on June 21, 1976.

(Cont'd)



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