

P.O. Box 68
Greenville, S.C.
29602
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C.
FEB 9 4 27 PM '77
1387 PAGE 1
DONNIE S. TANKERSLEY
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

BOOK 1388 PAGE 869

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1.50 A7

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WHEREAS, GENESIS MEDIA GROUP, INC. and L. R. BYRD
(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N.A.

(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

FORTY THOUSAND AND No/100----- Dollars (\$ 40,000.00) due and payable
In 59 payments of Six Hundred Sixty-Six and 66/100 and one payment of Six Hundred Sixty-Seven and 06/100 (\$667.06) plus interest at the rate of Bankers Trust prime rate plus 2.5% to be adjusted monthly. Payments to begin thirty (30) days from date of note;

with interest thereon from February 10, 1977 at the rate of 8 3/4 per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced 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 successors and assigns:

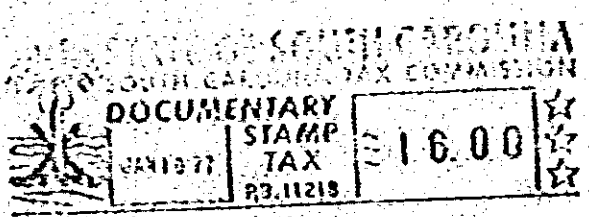
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tract #2 of the Richard Davis Estate as shown on a subdivision and plat of same made by Dalton & Neeves, Engineers, February, 1941, and recorded in the R.M.C. Office for Greenville County in Plat Book M, at page 95, and containing 23 acres, more or less, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the middle of road at the corner of Tract No. 1 of Richard Davis Estate; running thence along the line of Tract No. 1 S 85-30 E 1250 feet to an iron pin in the line of Tract No. 1; thence S 10-0 W 770 feet crossing Stilhouse Branch to a stake; thence N. 82-0 W 238 feet to an iron pin; thence S 31-20 E 177 feet to a stake in the line of Tract No. 3 of Richard Davis Estate; thence with the line of Tract No. 3 along the following courses and distances; N. 86-30 W 425 feet to a stone; N 1-45 E crossing Stilhouse Branch 250 feet to a stake; N 76-0 W 375 feet to a stake; N 52-0 E 600 feet to an iron pin in the line of Tract No. 3 of Richard Davis Estate near the road hereinabove referred to; thence N 40-10 E (the chord of which distance along said road 400 feet) to the beginning corner.

Less in saving however the following lots and tracts: 1-A tract of land containing .5 acres conveyed by Deed dated November 12, 1951 and recorded in the R.M.C. Office For Greenville County in Deed Book 445 at page 464, 2-A 50 ft. strip previously conveyed to Greenville County by Deed Book 718 at page 59. 3-A lot conveyed to the School District of Greenville County by Deed dated May 27, 1970 and recorded in the R.M.C. Office for Greenville County in Deed Book 890 at page 524. 4-A 25 ft. strip conveyed to Greenville County in Deed dated May 27, 1970 and recorded in the R.M.C. Office for Greenville County in Deed Book 890 at page 530. 5-A lot conveyed to B.T.M., Inc. by Deed dated April 27, 1972, and recorded in the R. M. C. Office for Greenville County in Deed Book 942 at page 213.

It is the intention of the Mortgagors herein to mortgage all of the remaining portion (being 12 acres, more or less) of a tract of land being known and designated as Tract No. 1 conveyed to it by Deed of Marion R. Williams, dated January 19, 1953 and recorded in the R.M.C. Office for Greenville County in Deed Book 470, page 407.

This is a mortgage given by the Mortgagors herein to secure that certain Note given by Genesis Media Group, Inc., to the mortgagee dated January 10, 1977. Also, the property described above is the same referred to in a Deed to be recorded herewith wherein L. R. Byrd conveys an undivided one-half (1/2) interest in the subject property to Genesis Media Group, Inc.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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