

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Threatt Enterprises, Inc. (hereinafter termed "Mortgagor")

SENDS GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto Life Investors Insurance Company of America (hereinafter referred to as Mortgagee) as evidenced by the Promissory Note of even date herewith (the terms of which are incorporated herein by reference) executed by the Mortgagor in the sum of Nine Hundred Twenty Five Thousand and No/100ths (\$925,000) Dollars (the "note"); and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or re-advanced for taxes, insurance premiums, public assessments, repairs, or for any other purpose.

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 (\$3.00) 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, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereinafter constructed thereon:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being Phase I of Eastgate Village Shopping Center, shown on a plat of survey prepared by Freeland & Associates, Greenville, South Carolina, dated March 31, 1978, to be recorded herewith, and being more fully described as follows:

BEGINNING at an iron pin which lies in the northern right-of-way of Gaithburg Square, near the intersection of Gaithburg Square and Old Spartanburg Road and running thence from said iron pin N. 05-47 W. 38.16 feet to an old iron pin; thence

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