

State of South Carolina

JUL 25 4 35 PM '78

Mortgage of Real Estate

County of Greenville

ANNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE made this 25th day of July 19 78

by Wade Hampton Space Center, Inc.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, G. L. Stratton and James V. Patterson are indebted to Mortgagee in the maximum principal sum of Forty Thousand and No/100 Dollars (\$ 40,000.00), which indebtedness is evidenced by the Note of G. L. Stratton and James V. Patterson, each in the amount of \$20,000.00 of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 365 days after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

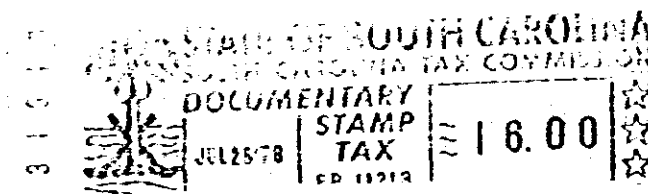
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 40,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, or tract of land near Watson Road in the County of Greenville, State of South Carolina on a plat of Wade Hampton Space Center, Inc., prepared by R. B. Bruce, Engineer, containing 9.52 acres, said plat being dated December 30, 1974, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin 404 feet in a westerly direction from Watson Road at the joint corner of the said 9.52 acres and Dewitt Drug and Beauty Products, Inc. property and running thence down the center of a 10 foot drainage easement with the joint line of said properties, S. 52-30 E. 342.8 feet to the center line of Marrow Bone Creek and running thence with the traverse of said Creek, 145 feet plus or minus, more or less, to a point; thence with the said traverse line the following courses and distances; S. 84-12 W. 156.9 feet; thence N. 87-08 W.; then S. 88-41 W. 153.8 feet; thence S. 84-30 W. 199.8 feet; thence N. 82-53 W. 263 feet more or less to the center line of a drainage easement; thence leaving said Creek, N. 2-42 W. 345.3 feet to an Unnamed Street with a culdesac; thence around the culdesac, S. 47-54 E. 70.5 feet; thence continuing N. 42-06 E. 70.9 feet to said Unnamed Street; thence along said Unnamed Street, N. 86-54 E. 852.5 feet; thence continuing along said Street, N. 74-47 E. 153.7 feet to the beginning corner.

This mortgage is subject to drainage easements on the East and West portion of said property and any zoning regulations pertaining thereto as well as normal utility easements and rights of way.

This being the same property conveyed unto Wade Hampton Space Center, Inc., by deed dated 6/25/73 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 977 at page 491, and recorded 6/25 1973.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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