

State of South Carolina

GREENVILLE CO., S. C.

Greenville, S. C. 29602

1407 777

FEB 16 4 42 PM '79

Mortgage of Real Estate

County of Greenville DONNE S. TANNERLEY R.M.C.

THIS MORTGAGE made this 16th day of February 19 79

By Poinsett Properties, A Partnership

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S. C.

WITNESSETH

THAT WHEREAS San Wyche Sports World, Inc. is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and no/100 Dollars \$ 50,000.00 which indebtedness is evidenced by the Note of San Wyche Sports World, Inc. dated Aug. 31, 1976...

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) in all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee...

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, located on the eastern side of Poinsett Highway and being shown and designated as Tract Number Two (2) on plat of property made for A. J. and Kina M. Jewell and E. H. Batson by Jones Engineering Service, dated January 20, 1978, and having the following courses and distances to-wit:

BEGINNING on the eastern side of said Highway at the joint front corner of Tracts 2 and 3 on said plat, 88.6 feet south from E. Perry Road, and running thence as the common line of Tracts 2 and 3 and other property N. 37-20 E. 221 feet to service alley; thence S. 40-26 E. 145.6 feet to rear corner of Tract No. 1 on said plat; thence with the line of Tract No. 1 S. 36-25 W. 135 feet to point on outside side of sidewalk in front of buildings; thence S. 80-42 W. 121.3 feet to eastern side of right of way of Poinsett Highway; thence with the eastern side of said Highway N. 24-37 W. 69.7 feet to the beginning corner.

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, located on the southeastern corner of Poinsett Highway and E. Perry Road Extn., and being shown on a plat of property made for A. J. and Kina M. Jewell and E. H. Batson by Jones Engineering Service, dated January 20, 1978, and having the following metes and bounds, to-wit:

BEGINNING at the southeast corner of E. Perry Road Extn. and Poinsett Highway and running thence along the southern side of E. Perry Road Extn. N. 40-33 E. 119 feet to pin; thence S. 52-29 E. 72.5 feet to pin on line of the Jewell Estate; thence with Jewell Estate line S. 37-20 W. 158.1 feet to the eastern side of Poinsett Highway; thence with the eastern side of Highway N. 26-15 W. 88.6 feet to the beginning corner. Property shown as Tract 3 on said plat.

This is the same property conveyed to the mortgagor herein by deed of Sam D. Wyche recorded on March 31, 1978 in Deed Book 1076, Page 297.

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