

Mortgagee: One Tower Square, Hartford, Conn. 06115
Address: C/o C. T. Wyche, Box 10207, Greenville, S. C. 29603

1405 PAGE 1/0

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 2 4 22 PM '79
SONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: UNITED SOUTHERN CONTRACTORS, INC.

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS INDEMNITY COMPANY (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 ----Four Hundred Thousand -----DOLLARS (\$ 400,000.00-----)

~~with interest thereon from date to date xxxxxxxxxx principal and interest to be paid as follows~~

payable in four (4) equal annual installments of One Hundred Thousand (\$100,000.00) Dollars, plus interest at 117% of the prime rate of the First National Bank of Atlanta as determined prospectively annually on the note's anniversary, to be computed and paid annually until paid in full, all interest not paid when due to bear interest at same rate as principal.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

An undivided 12.5/89ths interest in and to the following described property:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina containing 450 acres, more or less, as shown on "Location Map - Wenwood Properties", prepared by Enwright Associates, Engineers, dated April 16, 1971, bounded in general on the east by Ridge Road, Fairforest Road and Long Branch Creek, on the south by the city limits of Greenville, on the west by the city limits of Greenville, and on the north by Interstate Highway No. 85, and being more particularly described as the following tracts of land as shown on the Greater Greenville Tax Maps, sometimes known as the "Block Book", as Lots M-11.1-1-3.1; M-14.2-1-26; M-14.3-1-5.4; M-14.3-1-5.3; and M-12.3-1-1.

6
5
4
3
2
1
OCTO
NOV
DEC
JAN
FEB
MAY
JUN
JUL
AUG
SEPT

LESS AND EXCEPT those two certain tracts of land conveyed to Edward Rose Associates, Inc., shown as 14.85 acres and 23.03+- acres on plat of Edward Rose Associates, Inc., prepared by Enwright Associates, Engineers, April 16, 1979, recorded in Plat Book 6V, Page 88.

ALSO LESS AND EXCEPT those certain pieces, parcels or lots of land described in deed from Walter Griffin et al to Bankers Trust, as Executors of the Estate of John T. Douglas, deceased, dated December 9, 1977.

This is the same property conveyed to Mortgagor herein by deed of even date of Ballenger Corporation, recorded May 2, 1979, in office of the R.M.C. for Greenville County in Deed Book 1101, Page 685.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

0175

4328 RV.2