

GREENVILLE CO. S. C.
NOV 6 11 25 AM '79
SONNIE TANKERSLEY
R.M.C.

BOOK 1487 PAGE 440

MORTGAGE DEED

KNOW ALL MEN BY THESE PRESENTS That AMERICAN MONORAIL, INC., an Ohio corporation, the Grantor (which term wherever appearing herein shall be taken for convenience as referring to the undersigned, whether a person, persons, partnership or corporation, and, where the context so admits, to the heirs, executors, administrators, successors and assigns of the undersigned, as the case may be), for the consideration of the extension of credit by Grantee (as hereinafter defined) to Grantor under outstanding irrevocable letters of credit in the aggregate amount of Two Hundred Eighty Thousand Five Hundred Dollars (\$280,500) and for the consideration of Nine Hundred Fifty Thousand Dollars (\$950,000) loaned to Fisher Industries, Inc., an affiliate of Grantor, on a demand basis in partial reliance on the continuing guarantee of the Grantor, and for the consideration of all indebtedness at any time outstanding under the above-described letters of credit, and for all other extensions of credit to the Grantor or to Fisher Industries, Inc. (all such extensions of credit to the Grantor and the Grantor's obligations under the above described continuing guarantee hereinafter referred to as "Obligations") by

CENTRAL NATIONAL BANK OF CLEVELAND

an association organized under the banking laws of the United States, with its principal place of business at 800 Superior Ave., Cleveland, Ohio, the Grantee, does give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises, (which term wherever used herein shall include all such real property and all improvements, privileges and appurtenances thereunto belonging, all fixtures now or hereafter attached to or used in connection therewith, all real and personal properties now or hereafter used or adapted to the complete enjoyment and occupancy of such real property, all of which shall be deemed to be fixtures and accessions to the freehold and a part of such real property as between the Grantor and Grantee hereof and all persons claiming by, through, or under them respectively, and all rents, issues and profits which may arise therefrom) to wit:

All of three parcels located in Austin Township, Greenville County, South Carolina known and described as follows:

Parcel Number 1:

All that piece, parcel or tract of land, containing 29.061 acres, more or less, situate, lying and being on the Southern side of Old Laurens Road near the intersection of Standing Springs Road and U. S. Highway No. 276, in Austin Township, Greenville County, State of South Carolina, being known and designated as Tract K-1 as shown on a plat prepared by Campbell & Clarkson Inc. & Webb Surveying & Mapping Co., dated April 7, 1966, revised June 2, 1966, entitled "Property of American Monorail Co." and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BBB at page 201, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of the premises herein conveyed, and running thence N. 26-00 E. 852.2 feet to an iron pin in the center line of a Duke Power Company right of way; thence with the center line of said right of way N. 32-42 W. 967.8 feet to an iron pin on the Southern edge of the right of way for Old Laurens Road; thence with the Southern edge of the right of way for said Old Laurens Road S. 83-04 W. 165.0 feet to an iron pin; thence continuing with the Southern edge of said right of way N. 87-03 W. 130.0 feet to an iron pin; thence still continuing with the Southern edge of said right of way N. 81-43 W. 277.3 feet to an iron pin; thence with the Southern edge of the right of way at the intersection of Standing Springs Road and Old Laurens Road S. 65- 6 W. 84.5 feet to an iron pin on the Eastern edge of the right of way for Standing Springs Road; thence with

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