

State of South Carolina

FILED
GREENVILLE COUNTY, S. C.

BOOK 1497 PAGE 440

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Mortgage of Real Estate

County of GREENVILLE

DEED
BANKERS TRUST OF SOUTH CAROLINA

THIS MORTGAGE made this 7th day of March, 1980

by BTP CAPITAL CORP., a Texas corporation,

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA,
a South Carolina banking corporation,

(hereinafter referred to as "Mortgagee"), whose address is 1301 Gervais Street,
P. O. Box 448, Columbia, South Carolina 29202

WITNESSETH:

THAT WHEREAS BTP CAPITAL CORP.
is indebted to Mortgagee in the maximum principal sum of Four Million, Four Hundred Eighty
Thousand and no/100 Dollars (\$4,480,000.00), which indebtedness is
evidenced by the Note of _____ of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is thirty (30) years 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
\$4,480,000.00 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 certain piece, parcel or tract of land, together with improvements thereon, sit-
uate, lying and being in the City of Greenville, Greenville County, South Carolina,
bounded on the west by Richardson Street, on the south by W. Washington Street, on the
east by Bankers Trust Plaza (formerly Laurens Street), and having the following metes
and bounds according to plat entitled "Property Owned and Leased by Bankers Trust of
South Carolina" dated February 15, 1980 by H. C. Clarkson, Jr., Surveyor.

BEGINNING at the point of intersection of the northern right of way of W. Washington
Street with the western right of way of Bankers Trust Plaza and running thence with the
northern right of way of W. Washington Street, N. 69-01 W. 196.64 feet to the point of
intersection of said right of way with the eastern right of way of Richardson Street;
thence with the eastern right of way of Richardson Street, N. 21-06 E. 238.25 feet to
an iron pin; thence continuing with said street right of way, N. 20-25 E. 58.57 feet
to an iron pin; thence continuing with said street right of way, N. 20-08 E. 68.99 feet
to an iron pin at the corner of property owned by the City of Greenville; thence leav-
ing said street right of way and running with the line of said City of Greenville prop-
erty, S. 68-12 E. 30.11 feet to a point at the corner of property owned by Alexander
B. Meyers, et al.; thence with the line of said Meyers property, S. 21-27 W. 98.24
feet to a point; thence turning and running S. 69-24 E. 5.34 feet to a point at the
corner of property owned by Thomas L. Martin, et al.; thence with the line of said
Martin property, S. 20-31 W. 117.65 feet to a point; thence turning and running S.
69-29 E. 26.87 feet to a point at the corner of property owned by Bill B. Bozeman,
et al.; thence with the line of said Bozeman property, S. 69-29 E. 33.87 feet to a
point; thence turning and running with the line of said Bozeman property, N. 20-31 E.
117.56 feet to a point in the line of property owned by Alexander B. Meyers, et al.;
thence with the line of said Meyers property, S. 69-24 E. 104.91 feet to a point on
the western right of way of Bankers Trust Plaza; thence with the western right of way
of Bankers Trust Plaza, S. 22-12 W. 27.9 feet to an iron pin; thence continuing with
said right of way, S. 21-09 W. 239.43 feet to the Point of Beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Bankers Trust of
South Carolina dated March 7, 1980, to be recorded herewith.

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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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