

Mortgagee's mailing address: P. O. Box 608, Greenville, S. C. 29602  
State of South Carolina

County of GREENVILLE

Mortgage of Real Estate

BOOK 1525 PAGE 922

THIS MORTGAGE made this 24th day of November, 1980

by Four Oaks Associates

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

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

WITNESSETH:

THAT WHEREAS \_\_\_\_\_  
is indebted to Mortgagee in the maximum principal sum of One Hundred Forty Thousand and  
No/100----- Dollars (\$ 140,000.00 ), which indebtedness is  
evidenced by the Note of Four Oaks Associates of even  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is 183 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  
\$ 140,000.00 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 tract or lot of land in Butler Township, Greenville County,  
State of South Carolina, being known and designated as Tract No. 63 on plat  
of property of Marsmen, Inc., made by Dalton & Neves, recorded in the  
RMC Office for Greenville County, South Carolina, in Plat Book P, at Page  
5 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a 30 foot road, joint corner  
of Tracts Nos. 62, 63, 64 and 65 and running thence with the center of said  
road, S. 38-20 E. 200 feet to an iron pin; thence still with center of  
said road, S. 33-50 E. 270 feet to an iron pin; thence across said road  
S. 21-57 W. 31 feet to an iron pin; thence N. 68-03 W. 555 feet to an iron  
pin on the east side of a branch; thence with said branch N. 31-0 W.  
101 feet to an iron pin, joint corner of Tracts Nos. 63 and 65; and thence  
with line of Tract No. 65 N. 69-14 E. 322 feet to an iron pin in center  
of road, the beginning corner, containing 2.38 acres, and being the same  
conveyed to Four Oaks Associates by deed of WAB, Inc. dated September 12,  
1979 and recorded September 14, 1979 in the RMC Office for Greenville  
County in Deed Book 1111 at Page 598.

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