

County of GREENVILLE

DECEMBER 22 1981

DEPARTMENT OF REVENUE

THIS MORTGAGE made this 22nd day of December, 1981

by Moorland Investments, a general partnership, doing business in Anderson and Greenville Counties, South Carolina

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

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

WITNESSETH:

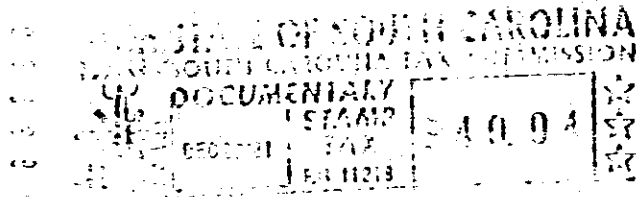
THAT WHEREAS, Moorland Investments, a general partnership is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand, Forty and No/100 Dollars (\$ 100,040.00), which indebtedness is evidenced by the Note of Moorland Investments, a general partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is December 1, 1989 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 \$ 100,040.00 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, or parcel of land on the Northwest Corner of LeGrand Boulevard and Pleasantburg Drive (S.C. Hwy 291 By-Pass) in the City and County of Greenville, South Carolina, being shown and described on a plat by R. B. Bruce, S.C. Reg. L.S. #1852, dated December 7, 1981, which has the following metes and bounds, to-wit: BEGINNING at an iron pin at the intersection of Pleasantburg Drive and LeGrand Boulevard and running thence S26-04W 100.0 feet with Pleasantburg Drive to point; thence running N63-31W 150.0 feet to a point; thence running N26-04E 100.0 feet to old iron pin with the west line of LeGrand Boulevard; thence running in a easterly direction along LeGrand Boulevard S63-31E 150.0 feet to the beginning corner; being bound on the Northeast by LeGrand Boulevard, on the Southeast by South Pleasantburg Drive, on the Southwest by lands now or formerly of Moorland Investments, and on the Northwest by lands now or formerly of Jack D. Sloan, Jr.

This is a portion of the real estate conveyed unto Moorland Investments by Deed of Reproco, Inc., a Delaware Corporation, dated May 22, 1981, and recorded July 2, 1981, in the Office of the Register of Mesne Conveyances for Greenville County, South Carolina in Deed Book 1151 at Pages 128 and 129.

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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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