

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, POLK COUNTY BROADCASTING COMPANY, a North Carolina Corporation,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto NORTH CAROLINA NATIONAL BANK, Tryon,  
North Carolina,  
(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 Twenty Five Thousand and 00/100-----  
Dollars (\$25,000.00 ) due and payable

47 consecutive monthly installments of \$739.89 each and on final payment of \$739.89, the  
first such installment being due April 2, 1982 and monthly thereafter until principal  
and interest shall have been paid in full,

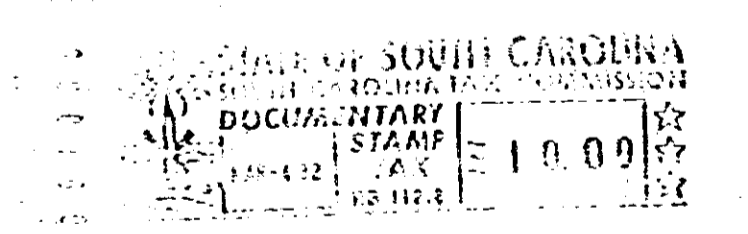
with interest thereon from date at the rate of 18.00 per centum per annum, to be paid: According to the terms  
of the note.  
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or  
for the Mortgagor's account for taxes, insurance premiums, 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  
accounts 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 successors  
and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and  
being in the State of South Carolina, County of Greenville, lying on the north side and the east side of  
Lanier Drive in the Lake Lanier Subdivision, more particularly shown and described on a  
plat of a land survey for Julian Calhoun by J. Q. Bruce, Registered Surveyor, dated April  
2, 1959, recorded in Plat Book 00, Page 502, R. M. C. Office for Greenville County, South  
Carolina, as beginning at an iron pin on the east side of Lanier Drive at the corner of  
property now or formerly owned by Van Green, and running thence with the line of Lanier  
Drive South 21 degrees 45 minutes West 100 feet to an iron pin, South 33 degrees 42 min-  
utes East 70 feet to an iron pin, South 40 degrees 08 minutes East 94 feet to an iron  
pin, South 59 degrees 53 minutes East 82.7 feet to an iron pin; thence leaving said  
Drive with a new course North 17 degrees 04 minutes East 170 feet along a branch to an  
iron pin; thence North 80 degrees 18 minutes East 48 feet to an iron pin; thence with  
line of property now or formerly belonging to Green North 68 degrees 08 minutes West  
251.4 feet to the BEGINNING corner. This is the same property conveyed to Radio  
Station WTYN, Inc., by deed of Gertrude Schneider Taylor and Henry George Bartol, Jr.,  
recorded in Deed Book 840, Page 30, R. M. C. Office for Greenville County. Reference  
is made to said deed and plat and the records thereof in aid of the description.

The above described property is the identical property conveyed to Polk County Broad-  
casting Corp., a North Carolina Corporation, by deed from Gene A. Milsteen, dated  
January 31, 1980, recorded in Book 1120, Page 286, in the Office of the R. M. C. for  
Greenville County.

Tax Map Reference No. 0624.01-08-056.01.



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Together with all and singular rights, members, heritaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and light-  
ing 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good  
right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and circum-  
stances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises  
unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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