

State of South Carolina

GREENVILLE CO. S. C.
MAR 22 4 41 PM '83

BOOK 1598 PAGE 836

DONNIE S. TANKERSLEY Mortgage of Real Estate
R.M.C.
)

County of GREENVILLE

THIS MORTGAGE is dated March 22, 19 83

THE "MORTGAGOR" referred to in this Mortgage is C. E. RUNION

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____
P. O. Box 867, Greer, South Carolina 29651

THE "NOTE" is a note from C. E. RUNION

to Mortgagee in the amount of \$1,000,000.00, dated March 22, 1983, 19 83. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is March 22, 1990. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$_____, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

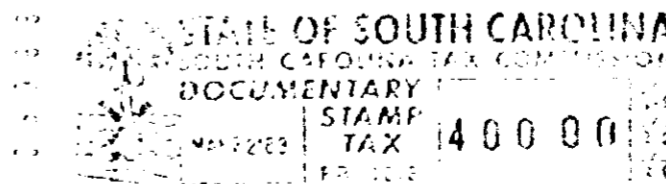
ALL THAT PIECE, PARCEL OR LOT OF LAND, WITH IMPROVEMENTS THEREON, SITUATE, LYING and being in the County of Greenville, State of South Carolina, located on Wade Hampton Boulevard (U.S. Highway 29) near the town of Greer, according to a plat prepared on May 23, 1967, as property of Charles E. Runion by John A. Simmons, RLS containing 5.22 acres, more or less, and reference is hereby made to that said plat of property of C. L. King Estate, recorded in the RMC Office for Greenville County in Plat Book QQ, at page 29.

BEGINNING at an old iron pin at the corner of Wade Hampton Boulevard and Old Buncombe Road (State Highway 136) at the right of way corner of said roads and running thence S. 29-11 E. 350.5 feet along Buncombe Road; thence continuing along said road, S. 29-57 E. 75 feet to a point on said road; thence continuing S. 30-46 E. 75 feet to the intersection of said Old Buncombe Road and Old Chick Springs Road; thence with the right of way of said Old Chick Springs Road, S. 68-14 W. 200 feet; thence continuing with Chick Springs Road, S. 69-44 W. 200 feet; thence continuing with said right of way, S. 69-34 W. 73.7 feet to an old iron pin at the corner of Old Chick Springs Road and Pearson Street; thence with Pearson Street right of way, N. 28-40 W. 476.3 feet to an iron pin at the right of way line at the corner of said Pearson Street and Wade Hampton Boulevard (U.S. Highway 29); thence along the right of way of said Wade Hampton Boulevard, N. 66-14 E. 463.6 feet to the beginning corner.

This property is intended to cover all of that property with improvements thereon bounded by U.S. Highway No. 29 (Wade Hampton Boulevard), State Highway No. 136. (being the Old Buncombe Road), Old Chick Springs Road and Pearson Street, near the City of Greer and presently known as Peachtree Shopping Center.

This mortgage is subject to all leases, recorded and unrecorded, the lien for current taxes, not yet due and payable and subject to the rights of ways of the above named Streets, utility easements and any zoning ordinances applicable to the said property.

This being the same property conveyed by deed from Margaret B. King, Sarah E. King, and Elizabeth K. Rutledge unto Runion Mfg. Co., Inc., by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 799 at page 217, recorded May 30, 1966, and by deed from Runion Mfg. Co., Inc. unto C. E. Runion recorded in Deed Volume 1087 at page 2, recorded September 8, 1978.



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);