

State of South Carolina GREENVILLE (CO) S. C.

BOOK 1599 PAGE 474

County of Greenville
MAR 29 2 54 PM '83
DONNIE S. TANKERSLEY
R.M.C.

Mortgage of Real Estate

THIS MORTGAGE is dated March 29, 1983

THE "MORTGAGOR" referred to in this Mortgage is Rubar Corporation

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is
P. O. Box 608, Greenville, S. C. 29602

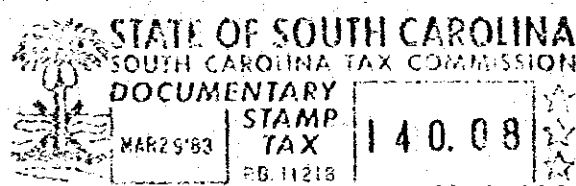
THE "NOTE" is a note from Rubar Corporation to Mortgagee in the amount of \$ 350,140.04, dated March 29, 1983. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is March 31, 1988. 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 \$ 350,140.04, 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 certain piece, parcel or lot of land, lying, being and situate on the northeastern side of Congaree Road in the County of Greenville, State of South Carolina, being shown on a plat entitled "As Built Survey for Jerry Greenbaum" dated March 7, 1983, prepared by C.O. Riddle, RLS, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin old on the northeastern edge of Congaree Road 628.56 feet north of Woods Crossing Road and running thence with Congaree Road N. 36-12-12 W. 100.0 feet to a point; thence continuing with the edge of Congaree Road N. 38-21 W. 105.24 feet to an iron pin old; thence along property now or formerly of New South Development Co. N. 79-34-41 E. 151.30 feet to a concrete monument on the edge of the line of right-of-way for Interstate Highway 385; thence with said right-of-way S. 46-23-19 E. 250.13 feet to an iron pin old; thence along property now or formerly of James and Tanya B. Floyd S. 84-59 W. 206.33 feet to an iron pin old on the northeastern edge of Congaree Road, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Wham Associates, a South Carolina General Partnership, dated July 20, 1982, and recorded in the R.M.C. Office Of Greenville County, South Carolina on July 20, 1982 in Deed Book 1170 at Page 418.

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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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