

State of South Carolina

County of Greenville

FILED
GREENVILLE S.C. Mortgage of Real Estate

80-1018 PAGE 51

JUL 14, 3 21 PM '83

DONNIE S. TANKERSLEY
R.M.C. Co.

THIS MORTGAGE is dated July 14, 1983

THE "MORTGAGOR" referred to in this Mortgage is Yellow Cab Co. of Greenville, SC, Inc.

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

THE "NOTE" is a note from Yellow Cab Company of Greenville, SC, Inc. to Mortgagee in the amount of \$ 35,000.00, dated July 14, 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 July 14, 1991. 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 \$ 35,000.00, 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 in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the south side of West Washington Street, and having the following metes and bounds, courses and distances:

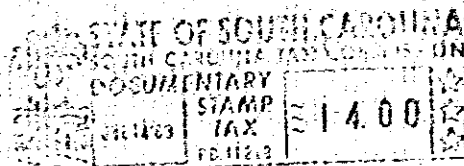
BEGINNING at a point on the south side of West Washington Street, and running thence along the south side of said street, N. 66 1/2 W. 75 feet to a stake; thence S. 23 1/2 W. 217 1/2 feet to a stake on line of land now or formerly belonging to Westfield; thence S. 66 1/2 E. 75 feet to stone corner at line of land now or formerly belonging to Westfield; thence N. 23 1/2 E. 217 1/2 feet to beginning corner.

The above is the same property conveyed to the Mortgagor herein by deed dated July 7, 1983, and recorded July 14, 1983, in the Greenville County RMC Office in Deed Book 1192 Page 337

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or affect the premises.

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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);