

State of South Carolina

VOL. 1641 PAGE 935

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated December 8, 1983

THE "MORTGAGOR" referred to in this Mortgage is Carabo Capital, A South Carolina General Partnership

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office Box 608, Greenville, South Carolina

THE "NOTE" is a note from Carabo Capital, A South Carolina General Partnership to Mortgagee in the amount of \$ 200,000.00, dated December 8, 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 January 7, 1984. 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 \$ 200,000.00, 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:

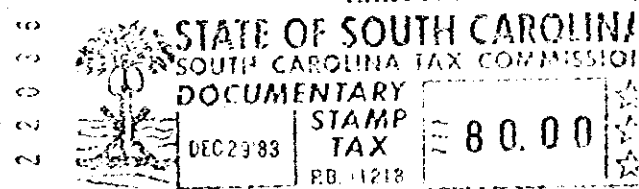
All that piece, parcel, lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina at the southern intersection of White Horse Road (U. S.. Highway 25 By-Pass) and Bramlett Road (S.C. Highway 253), said tract being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southeasterly right-of-way line of Bramlett Road and the southwesterly right-of-way line of White Horse Road, and running thence S. 47-44 E. 312.4 feet to an iron pin at the northwestern corner of Section 2, Lot 1, Lockwood Heights Subdivision, thence S. 59-30 W. along property line of said subdivision a distance of 67.2 feet to an iron pin, thence N. 48-29 W. a distance of 125.6 feet to a point on the southeasterly building line of an existing building, thence S. 65-58 W. along said southeasterly building line a distance of 27.0 feet to the most southerly corner of said building, thence N. 47-44 W. along the southwesterly line of said building a distance of 42.8 feet to a point on said southwesterly building line, thence S. 45-44 W. a distance of 17.6 feet to a point at the corner of a gate, thence N. 57-20 W. a distance of 155.6 feet to an iron pin on the southeasterly right-of-way line of Bramlett Road, thence north 59.20 east along said southeasterly right of way line of Bramlett Road a distance of 140.2 feet to the point of beginning of the herein described tract containing 0.68 acres of land more or less together with all improvements thereon and the appurtenances thereunto belonging.

THERE IS EXCEPTED from this conveyance and reserved unto REPROCO, INC. its successors and assigns, the following two easements on, over and across the above described property for purposes of ingress to and egress from the adjoining property and at REPROCO, INC.'s option for the installation of water, gas and electrical utility lines.

1) BEGINNING at the most westerly corner of said 0.68 acre tract at an iron pin on the southeasterly right-of-way line of Bramlett Road and running thence N. 59-20 E. along said southeasterly right-of-way line a distance of 40.2 feet to a railroad spike, thence S. 42-42 E. a distance of 142.2 feet to a point at the corner of a gate, thence N. 57-20 W. a distance of 155.6 feet to the point of beginning of the herein described easement, containing 2,794 square feet more or less and,

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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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