

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 27th day of February, 1984,

by OMNI PARTNERSHIP

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, SC 29602

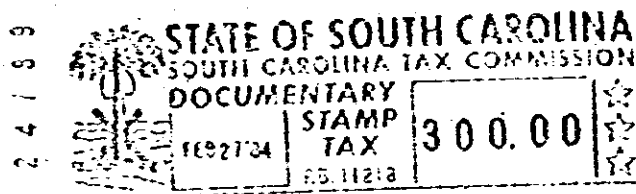
WITNESSETH:

THAT WHEREAS, OMNI PARTNERSHIP is indebted to Mortgagee in the maximum principal sum of Seven Hundred Fifty Thousand and No/100 Dollars (\$750,000.00), Which indebtedness is evidenced by the Note of \$750,000.00 of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is One Hundred Eighty (180) days after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 750,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land with improvements thereon situate, lying and being on the southern side of the right of way of East Washington Street in the City of Greenville, County of Greenville, State of South Carolina, and shown and designated as Lots Nos. 10, 11, 12, 13 and 20 according to a recent survey of the East Washington Street Project prepared by Kermit T. Gould dated September 4, 1982, and being more fully described in Exhibit "A"

THIS being the identical property conveyed to Mortgagor by Deed dated February 15, 1984 and recorded simultaneously herewith.



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);