

P. O. Box 1329, Greenville, SC 29602
State of South Carolina

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FILED
GREENVILLE CO. S.C.)

Mortgage of Real Estate



County of GREENVILLE

MAR 1 10 26 AM '84
DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE made this 29th day of February, 19 84,

by COURT RIDGE, INC., a Georgia Corporation

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, Greenville, SC

WITNESSETH:

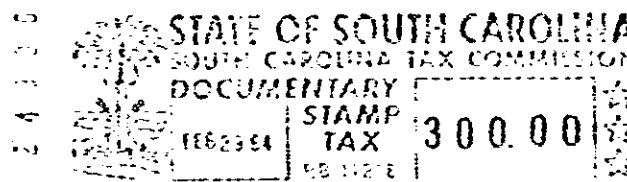
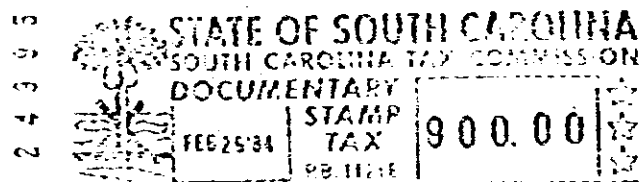
THAT WHEREAS, COURT RIDGE, INC., a Georgia Corporation
is indebted to Mortgagee in the maximum principal sum of Three Million and No/100
Dollars (\$3,000,000.00), Which indebtedness is
evidenced by the Note of Three Million and No/100 (\$3,000,000.00) of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of Note
which is Seven Hundred Thirty (730) 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 \$ 3,000,000.00 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 tract of land situate, lying and
being in the State of South Carolina, County of Greenville containing 5.34
acres as is more fully shown on a survey for LITTLE-McMAHAN PROPERTIES,
INC., dated August 2, 1983 and prepared by W. R. Williams, Jr., Engineer/-
Surveyer and having according to said plat the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the Western side of Duncan Chapel Road at
the corner of property of Childers and running thence with the Western side
of Duncan Chapel Road S. 26-17 E. 369.9 feet to an iron pin at the inter-
section of Duncan Chapel Road and Montague Road and running thence with the
curvature of said intersection, the chord of which is S. 9-46 W. 81.0 feet
to a pole on the Northwestern side of Montague Road; running thence with
the Northwestern side of Montague Road S. 46-01 W. 329.6 feet to an iron
pin at the corner of property of Woodwinds, Limited Partnership; running
thence with the line of said property N. 43-50 W. 624.2 feet to an iron pin
in the line of property of Childers; running thence with the line of pro-
perty of Childers N. 69-55 E. 553.4 feet to the POINT OF BEGINNING.

THIS is the identical property conveyed to the Mortgagor herein by
Deed of even date 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):

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