

Vol 1337 Page 88

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 13th day of April, 1984, by
CP Enterprises, a South Carolina Limited Partnership (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
P.O. Box 228, Greenville, S.C. 29602

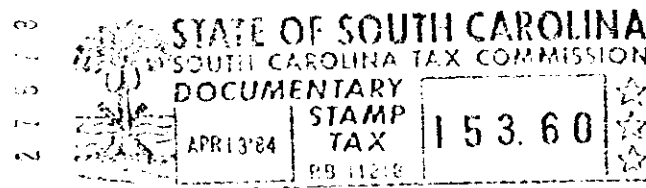
WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order
to secure the payment of a promissory note including any renewal, extension or modification thereof
(hereinafter referred to as the "Note"), dated April, 1984, to Mortgagee for the principal
amount of Three hundred eighty four thousand & no/100's Dollars, plus interest thereon
and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances
that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal,
extension or modification thereof or evidenced by any instrument given in substitution for said Note,
Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of
Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and
assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that piece, parcel or lot of land lying and being in the County of
Greenville, State of South Carolina, and being shown on a survey for
"I.B.M. Product Center Store" prepared by Piedmont Surveyors, by survey
dated 4-11-84 and recorded in the RMC Office for Greenville County
in Plat Book 10K Page 38, and having according to said survey,
the following metes and bounds to wit:

BEGINNING at an iron nail on the western side of Haywood Road
approximately 11.8 feet north from property of First Federal Savings
and Loan Association and running thence N. 55-57 W. 201 feet to an
iron nail on property of CP Enterprises; thence along property of
CP Enterprises, N. 34-03 E. 172.49 feet to a spike; thence running
S. 55-50 E. 201 feet to a point the western side of Haywood Road;
thence running along Haywood Road, S. 34-03 W. 172.04 feet to the
point of beginning.

THIS is a portion of the property conveyed to Haywood Properties, a
Limited Partnership, now CP Enterprises, by deed from Vance B. Drawdy,
Trustee dated 10-29-73 and recorded 11-5-73 in the RMC Office in Deed
Book 987 page 640. Also, see deed from Center, Inc., in Deed Book
987 page 640. Also, see deed from Joseph J. Pazdan to CP Enterprises,
dated January 27, 1984 and recorded simultaneously herewith.



SC10 -- 1 AP 13 84 1416

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):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or
assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that
Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the
Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further
covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs,
successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully
claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee,
that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

S. OCT