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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) FIRST MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT, made this 16th day of April, 1984, between TANDEM DEVELOPMENT, INC., a South Carolina corporation, ("Mortgagor"), whose address is Post Office Drawer 1136, Aiken, South Carolina 29801, and PREFERRED SAVINGS AND LOAN ASSOCIATION, INC. ("Mortgagee"), whose address 600 North Hamilton Street, High Point, North Carolina, 27262.

W I T N E S S E T H:

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of Nine Hundred Seventy Two Thousand Four Hundred and no/100 (\$972,400.00) Dollars, together with interest thereon, as evidenced by that certain Promissory Note of even date herewith, executed by Mortgagor and delivered to Mortgagee, the final payment of which is due on or before the 16th day of October 1985, unless said date is extended in writing by Mortgagee (the "Note") which by reference is made a part hereof to the same extent as though set out in full herein;

NOW, THEREFORE, (a) to secure the performance and observance by Mortgagor of all covenants and conditions in the Note and in any renewal, extension or modification thereof and in this First Mortgage and Security Agreement and in all other instruments securing the Note; and (b) also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina 1976: (i) all future advances and re-advances that may subsequently be made to Mortgagor by Mortgagee, evidenced by the aforesaid Note, or any other Promissory Notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee arising out of this transaction, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed twice the face amount of the Note, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees; and (c) also in order to charge the properties, interests and right hereinafter described with such payment, performance and observance; and (d) for and in consideration of the sum of One and no/100 (\$1.00) Dollar paid by Mortgagee to Mortgagor this date, and for other valuable considerations, the receipt of which is acknowledged, Mortgagor does hereby grant, bargain, sell, alienate, remise, release, convey, assign, transfer, mortgage, hypothecate, pledge, deliver, set over, warrant and confirm unto Mortgagee, its successors and assigns forever, all right, title and interest of Mortgagor in and to:

THE MORTGAGED PROPERTY

(A) THE LAND. All the land located in the County of Richland, State of South Carolina (the "Land"), described in Exhibit "A" attached hereto and made a part hereof;

(B) THE IMPROVEMENTS. TOGETHER WITH all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures, machinery, appliances, equipment, furniture, and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, or used or intended to be used in connection with or with the operation of, the Land, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals and replacements to any of the foregoing and all of the right, title and interest of

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