

State of South Carolina )

VOL 1074 PAGE 99

Mortgage of Real Estate

County of GREENVILLE )

THIS MORTGAGE is dated JUL 25 11 05 AM '84 July 24, 19 84

THE "MORTGAGOR" referred to in this Mortgage is D Cube Corporation

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is PO Box 608, Greenville, South Carolina, 29602,

THE "NOTE" is a note from D Cube Corporation

to Mortgagee in the amount of \$ 660,000.00, dated July 24, 1984. 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 November 10, 19 84. 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 \$ 660,000.00, 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 certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, City of Mauldin, lying on the western side of U.S. Highway 276 containing 1.44 acres, more or less, according to a survey by Clifford C. Jones, RLS, dated May 29, 1984, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on U.S. Highway 276 at a point 351.96 feet from the intersection with White Drive and running thence along U.S. Highway 276 S. 19-30 E. 140.29 feet to an iron pin; thence S. 62-33 W. 199.88 feet to an iron pin; thence S. 64-07 W. 121.91 feet to an iron pin; thence S. 27-34 E. 196.93 feet to an iron pin on Sunset Drive; thence along said Drive, S. 62-23 W. 25.0 feet to an iron pin; thence N. 27-34 W. 205.0 feet to an iron pin; thence N. 19-31 W. 184.67 feet to an iron pin; thence N. 71-47 E. 345.09 feet to an iron pin on U.S. Highway 276, point of beginning.

This being the same property conveyed to mortgagor by deed of Massey Richardson Developers, a Partnership, dated July 24, 1984, recorded simultaneously herewith.

STATE OF SOUTH CAROLINA DOCUMENTARY TAX STAMP 198.00

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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);

RESOR

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