

State of South Carolina

1692-125

Mortgage of Real Estate

County of GREENVILLE GREENVILLE CO. S.C. FILED RFW.

THIS MORTGAGE is dated Nov 30 3 05 PM '84 26.30, 1984

THE "MORTGAGOR" referred to in this Mortgage is DONNIE S. BANKERSLEY WILLIAMS CHEVROLET, INC.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is  
Post Office Box 608, Greenville, SC 29602

THE "NOTE" is a note from Williams Chevrolet, Inc. to Mortgagee in the amount of \$850,000.00, dated November 26, 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 August 1, 2005, ~~19xxxx~~. 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 \$850,000.00, 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 piece, parcel or tract of land, containing 6.997 acres, more or less, situate, lying and being on the southeastern side of Furman Hall Road, near its intersection with S.C. Highway No. 291, in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Survey for Robert Williams", prepared by Freeland & Associates, dated February 10, 1984, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10-2 at Page 56, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern edge of the right-of-way for Furman Hall Road at the joint corner of the property herein conveyed and property shown on the Greenville County Tax Maps as Lot 31.1, Block 1, Sheet 174.1, and running thence with the southeastern edge of said right-of-way N 27-33 E, 178.70 feet to an iron pin; thence turning and running S 61-43 E, 149.86 feet to an iron pin; thence N 28-30 E, 64.49 feet to an iron pin; thence N 61-43 W, 149.86 feet to an iron pin on the southeastern edge of the right-of-way for Furman Hall Road; thence with the southeastern edge of said right-of-way, the following courses and distances: N 28-27 E, 64.27 feet to an iron pin, thence N 28-27 E, 65 feet to an iron pin; thence turning and running S 61-35 E, 201.51 feet to an iron pin; thence N 28-40 E, 49.84 feet to an iron pin on the southern side of Foister Street; thence N 28-40 E, 27.30 feet to an iron pin; thence S 57-54 E, 272.36 feet to an iron pin; thence N 28-53 E, 68.46 feet to an iron pin; thence N 57-54 W, 12 feet to an iron pin; thence N 32-06 E, 96 feet to an iron pin; thence S 53-17 E, 7.62 feet to an iron pin; thence S 22-51 E, 81.68 feet to an iron pin; thence S 7-36 W, 205.92 feet to an iron pin; thence S 26-36 W, 478.20 feet to an iron pin on the northern edge of the right-of-way for S.C. Highway No. 291; thence with the northern edge of said right of way N 55-25 W, 254.35 feet to an iron pin; thence N 46-49 W, 385.40 feet to the point of beginning.

DERIVATION: Deed of Cree Company, A SC Corporation, and Eugene E. Stone, III recorded November 1984 in Deed Book 1226 at Page 621 in the Greenville County RMC Office.

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);