

State of South Carolina )

Vol 1695 Page 110

FILED Mortgage of Real Estate

GREENVILLE CO. S.C.

County of GREENVILLE

Dec 19 11 12 AM '84

THIS MORTGAGE is dated December 19 1984

THE "MORTGAGOR" referred to in this Mortgage is DONNIE S. WILKERSLEY R.M.C. E. RUNION

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 867 Greer, South Carolina 29651

THE "NOTE" is a note from C. E. RUNION to Mortgagee in the amount of \$ 2,500,000.00, dated December 19 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 January 20 1995. 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 \$ 2,500,000.00, 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 10.63 acres, situate, lying and being at the Southwestern corner of the intersection of Miller Road and Old Mill Road, in the County of Greenville, State of South Carolina, being shown and designated on a plat thereof prepared by W. R. Williams, Jr., dated September, 1983, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western edge of the right of way of Old Mill Road at the joint corner of the property herein conveyed and Section One of Hillsborough Subdivision, and running thence with the line of Hillsborough Subdivision, the following courses and distances: S. 44-30 W. 371.7 feet to an iron pin, thence S. 44-34-39 W. 412.36 feet to an iron pin, thence S. 55-04-39 W. 47.32 feet to an iron pin in the line of property now or formerly of Mauldin Properties; thence with the line of Mauldin Properties N. 34-56-36 W. 659.89 feet to an iron pin on the Southern edge of the right of way of Miller Road; thence with the Southern edge of said right of way, the following courses and distances: N. 61-01 E. 93.36 feet to an iron pin, thence N. 57-36-30 E. 107.8 feet to an iron pin; thence N. 55-19 E. 119.43 feet to an iron pin, thence N. 54-12-30 E. 362.86 feet to an iron pin at the intersection of Miller Road and Old Mill Road; thence with the Southwestern corner of said intersection, S. 85-33 E. 65.49 feet to an iron pin on the Western edge of the right of way of Old Mill Road; thence with the Western edge of said right of way, S. 45-18 E. 473.22 feet to the point of beginning.

This being the same property conveyed unto C. E. Runion by deed from Barbara Maxwell and Design Builders, Inc., recorded in the RMC Office for Greenville County, S. C. on January 19, 1984, in Deed Volume 1204 at Page 799.

GCTO -----1 DE19 84 023

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX 750.00 DEC 19 84 PS. 112-8

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);