MORTGAGE OF REAL ESTATE BY A CORPORATION-Offices of Leatherwood, Walter, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OU 179

WHEREAS,

PIEDHONT BEOADCASTING CO., INC.

a corporation chartered under the laws of the State of theremafter referred to as Mortgagor) is well and truly indebted unto

BANK OF TRAVELERS REST

(bereinafter referred to as Mortgagoe) as exidenced by the Mortgagor's promissory note of even date berewith, the terms of which are incorporated berein by reference, in the sum of

due and payable

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Sixty-four Thousand and No/100 Dollars is 64,000.00

according to the terms of a Note of even date herewith,

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid delst, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, hargained, sold and released, and by these presents does grant, largain, self and release unto the Mortgagoe's heirs, successors and assigns:

THE SHEET SHEET THE REPORT OF THE PROPERTY AND ASSESSED AND ASSESSED ASSESSED AS A SECOND ASSESSED AS A SECOND ASSESSED AS A SECOND AS A SECOND ASSESSED AS A SECOND ASSESSED AS A SECOND ASSESSED AS A SECOND ASSESSED AS A SECOND AS A SECOND ASSESSED AS A SECOND ASSESSED AS A SECOND ASSESSED AS A SECOND AS

ALL that tract or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, containing 4.70 acres, more or less, and having the following metes and bounds, according to a survey and plat made by Terry T. Dill April 17, 1984:

BEGINNING at an iron pin on the west side of Old Buncombe Road at the southeast corner of lot of J. P. Willis and running thence along the west side of Old Buncombe Road S. 11-36 E. 226.5 feet to a bend in said road; thence still with said road S. 33-26 E. 93 feet to a pin; thence S. 56-24 W. 432.8 feet to a pin on branch; thence along said branch N. 34-02 W. 369 feet to Hillhouse Creek; thence with said creek as the line N. 19-37 E. 260 feet to a pin; thence N. 76-30 E. 190 feet to corner of Willis lot; thence with Willis lot S. 8-15 E. 104.4 feet; thence still with Willis lot N. 76-30 E. 186 feet to the beginning corner.

Being the same property conveyed to Mortgagor herein by deed of John B. Burns and William H. Kirby, dated October 27, 1964 and recorded in the R.M.C. Office for Green-ville County, S. C. on August 12, 1966 in Deed Book 804, at Page 78.

At the option of the Mortgagee, the indebtedness secured hereby shall become due and payable if the Mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

Logether with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and included his had not been been any insurer. I being the intention of the parties hands that all fixtures and equipment, other than the usual household furniture, he considered a part of the real exists.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgager, its hoirs, successors and assirus, forever,

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in feels imple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the rame, and that the premises are free and clear of all lens and en umbanness except as provided herein. The Mortgagor further covenants to warrant and for vee defend all and simple of the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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