

Mortgagee's mailing address: P. O. Box 2568, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
CO. S. O.
SEP 4 10 00 PM '80
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 4th day of September 19 80, by P. L. Bruce Company, a Limited Partnership (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P. O. Box 2568, Greenville, South Carolina, 29602.

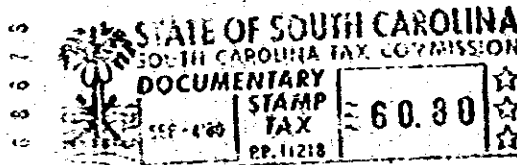
WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated September 4, 1980 to Mortgagee for the principal amount of One Hundred Fifty Two Thousand & 00/100 (\$152,000) Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece, parcel or tract of land, containing 5.91 acres, situate, lying and being in the County of Greenville, State of South Carolina on the eastern side of Old Paris Mountain Road, being shown and designated on plat entitled "Property of P. L. Bruce Co." by W. R. Williams, Jr., dated July 8, 1977, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Old Paris Mountain Road at the corner of property now or formerly of Mitchell, and running thence with the line of said property, N. 82-14 E. 778 feet to an old iron pin; thence S. 8-00 E. 189.7 feet along the line of property now or formerly of McCall to a point on the northern side of the Southern Railroad right of way; thence along the northern side of said right of way, S. 63-01 W. 854.4 feet to a point; thence along the line of property now or formerly of Echols Oil Co., Inc., N. 2-16 W. 292.3 feet to a point on the eastern side of Old Paris Mountain Road; thence with the eastern side of Old Paris Mountain Road, N. 7-46 W. 180 feet to the point of beginning; and being the same property conveyed to the mortgagor herein by deed of P. L. Bruce, Jr., et al, recorded December 23, 1966 in the R.M.C. Office for Greenville County, S. C. in Deed Book 811, at Page 65.

This being the same property conveyed to the mortgagor herein by deed of P. L. Bruce, Jr., et al., recorded December 23, 1966 in the RMC Office for Greenville County, S. C. in Deed Book 811, at Page 65.



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):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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