

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
OCT 23 1 01 PM '80
DONNIE STARKERSLEY
R.M.C.

1981 738

WHEREAS, Golden Strip Freeway Associates, a South Carolina Limited Partnership (hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixty Thousand and 00/100

Dollars (\$ 60,000.00) due and payable

as follows: Interest will be discounted. The entire principal balance shall be due and payable in full one (1) year from the date hereof.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
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with interest thereon from date at the rate of 14 3/4 per centum per annum, to be paid: according to terms of Note of even date.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee 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 debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 84.11 acres, as is more fully shown on a survey for Golden Strip Freeway Associates, dated September 24, 1980, prepared by Carolina Surveying Company, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Maple Street Extension, also known as Old Stage Road, at the corner of property of American Monorail, Inc. and running thence along the center of said Maple Street Extension, S. 85-22 W. 188.57 feet to an old nail and cap; thence continuing with the center of said Maple Street Extension, N. 84-28 W. 176.72 feet to a nail and cap and N. 80-15 W. 251.43 feet to a nail and cap; running thence S. 35-24 W. 108.95 feet to a nail and cap; running thence N. 47-11 W. 118.95 feet to an old iron pin; running thence N. 7-59 W. 35.02 feet to a nail and cap in the center of Maple Street Extension; running thence N. 28-29 E. 32.44 feet to an old iron pin at the corner of property of Union Carbide Corporation; running thence with the line of said property, N. 29-09 E. 2,012.63 feet to an old iron pin and stone at the corner of property of Church of God campgrounds; running thence with the line of said property, N. 30-07 E. 441.66 feet to a thirty (30") inch white oak and old iron pin, at the corner of property of Dalewood Subdivision; running thence with the line of said property, S. 49-26 E. 1,931.94 feet to an old iron pin; running thence S. 48-32 W. 461.56 feet to an old nail and cap in the center of Old Greenville-Laurens Road; running thence with the line of Spartanburg Concrete Company, S. 50-25 W. 98.98 feet to an old iron pin; running thence S. 50-20 W. 364.73 feet to an old spike at the corner of property of Garrett and Garrett; running thence S. 32-04 W. 183.87 feet to an old iron pin; running thence S. 30-10 W. 44.29 feet to an old nail and cap; running thence S. 27-30 W. 57.88 feet to an old iron pin at the corner of property of Astec Industries, Inc.; running thence with the line of said property, S. 28-02 W. 475.23 feet to a point at the corner of property of Dunk Milam; running thence with the line of said property, S. 27-09 W. 627.3 feet to an old concrete monument at the corner of property of American Monorail, Inc., in the center of a power line right

(continued on attached Exhibit "A")

Together 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 including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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