

Mortgage of Real Estate

County of

GREENVILLE  
SOUTH CAROLINA  
R.M.C.

THIS MORTGAGE made this 12th day of February, 1982

by Enwright Holding Company

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 608, Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, Enwright Holding Company is indebted to Mortgagee in the maximum principal sum of Three Hundred Thousand and no/100 Dollars (\$ 300,000.00 ), which indebtedness is evidenced by the Note of Enwright Holding Company of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 365 days after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 300,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land situate in Greenville County, South Carolina, and having, according to a plat entitled "Effie Lloyd Allen Beattie", prepared by Enwright Associates, Inc., dated September 10, 1980, the following metes and bounds, to wit:

BEGINNING at an old iron pin located along the northern side of the right-of-way of Pelham Road, joint corner of the within property and property owned by Metropolitan Baptist Church, and running thence with the joint line of said property, N. 30-25-24 E., 520.01 feet to an iron pin; thence N. 30-25-24 E., 279.87 feet to an iron pin; thence N. 65-26-28 W., 490.97 feet to an iron pin at the joint corners of the within tract, property of Metropolitan Baptist Church, and property now or formerly of Hazel Newburn, and running along said line N. 21-31-40 E., 600.87 feet to an iron pin; thence N. 22-13-48 E., 33.93 feet to a nail and cap at a point along the southern side of the right-of-way of Old Boiling Springs Road, thence turning and following the southern side of the right-of-way of Old Boiling Springs Road, the courses of which are S. 63-15-22 E., 62.62 feet to a nail and cap; thence S. 65-04-02 E., 342.70 feet to a nail and cap; thence S. 64-43-02 E., 388.92 feet to a nail and cap; thence S. 64-45-24 E., 260.76 feet to a nail and cap; thence S. 64-22-14 E., 188.64 feet to a nail and cap; thence S. 64-36-51 E., 58.90 feet to an iron pin at the joint corners of the within property and the southern side of the right-of-way of Old Boiling Springs Road, and property now or formerly of Elizabeth McCoy, and running along said property line, S. 00-07-34 W., 250.40 feet to an iron pin; thence S. 00-04-50 E., 426.54 feet to a concrete monument, thence S. 00-04-42 E., 699.59 feet to a point on the northern side of the right-of-way of Pelham Road, and following the northern side of said right-of-way of Pelham Road, N. 74-10-45 W., 287.89 feet; thence N. 71-14-56 W., 1154.79 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagors by Deed of Pine Valley Properties dated January 8, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1160 at Page 833.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY  
STAMP  
\$ 200.00

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).

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