

State of South Carolina

County of GREENVILLE

GREENVILLE
SEP 22 1983
Mortgage of Real Estate 1627 82

THIS MORTGAGE is dated September 22, 1983.

THE "MORTGAGOR" referred to in this Mortgage is VILLAGE ASSOCIATES, A GENERAL PARTNERSHIP.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____
P. O. Box 608, Greenville, S. C. 29602

THE "NOTE" is a note from VILLAGE ASSOCIATES, A GENERAL PARTNERSHIP
to Mortgagee in the amount of \$ 900,000.00, dated September 22, 1983. 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 December 21, 1983. 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 \$ 900,000.00, 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:

TRACT 1: ALL that certain piece, parcel or tract of land, situate, lying and being in the State
of South Carolina, County of Greenville, containing 0.35 acres, (15,432 square feet), as is
more fully shown on a plat entitled "Survey for Richard Watson", prepared by Carolina
Surveying Company, dated June 27, 1980, revised August 19, 1980, revised August 27, 1980,
revised December 1, 1980, revised December 2, 1980, revised December 3, 1980, revised
December 22, 1980, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Haywood Road, which iron pin is located
250.8-feet from the intersection of Haywood Road and Pelham Road, and running thence along
the line of a tract containing 8.29 acres, N. 84-07 E., 248.5-feet to an iron pin at the
corner of a tract containing 1.46 acres; running thence with the line of said property, S.
0-01 W. 75.9-feet to an iron pin at the corner of a tract containing 0.67 acres; running
thence with the line of said property, N. 89-59 W., 240-feet to an iron pin on the Eastern
side of Haywood Road; thence with the Eastern side of Haywood Road, N. 8-06 W., 50.9-feet
to the point of beginning.

TRACT 2: ALL that certain piece, parcel or tract of land, situate, lying and being in the State
of South Carolina, County of Greenville, containing 0.67 acres, (29,384 Square feet), as is
more fully shown on a plat entitled "Survey for Richard Watson", prepared by Carolina
Surveying Company, dated June 27, 1980, revised August 19, 1980, revised August 27, 1980,
revised December 1, 1980, revised December 2, 1980, revised December 3, 1980, revised
December 22, 1980, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Haywood Road, which iron pin is
located 301.7-feet from the intersection of Haywood Road and Pelham Road, at the corner of
a tract containing 0.35 acres, and running thence with the line of said property, S. 89-59
E., 240-feet to an iron pin; running thence S. 5-50 E., 125.65-feet to an iron pin on the
Northern side of a Proposed Road, and running thence with the Northern side of said Proposed
Road, N. 89-59 W., 210.0-feet to an iron pin at the intersection of said Proposed Road and
Haywood Road, and running thence with the curvature of said intersection, the chord of
which is N. 49-03 W., 37.77-feet to an iron pin on the Eastern side of Haywood Road; running
thence with the Eastern side of Haywood Road, N. 8-06 W., 101.3-feet to the point of
beginning. LESS, HOWEVER, that portion of the aforesaid two parcels of land taken by the
S.C. Highway Department for the purpose of widening Haywood Road.

ALSO, all right, title and interest as the same relates only to the property hereinabove
described in and to that certain appurtenant and non-exclusive easement described more fully
in that Easement Agreement dated March 10, 1981, recorded in the R.M.C. Office for said
County in Deed Book 1140 at Page 936.

PARCEL B ALL that certain piece, parcel or tract of land, located, lying and being in the City
and County of Greenville, State of South Carolina, lying on the Northern edge of the right-
of-way of Orchard Drive, containing approximately 1.46 acres, more or less, as shown on
plat entitled "Survey for Richard Watson", prepared by Carolina Surveying Company, dated
June 27, 1980, last revised December 22, 1980, and having, according to said plat, (CON'T)

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);

2325-RV-2