

GREEN

COMMERCIAL MORTGAGE

BOOK 1639 PAGE 799

Assignment of Rents and Security Agreement

THIS MORTGAGE (herein "Instrument") is made this 31 day of MAY, 19 83, between the Mortgagor/Grantor, SCOTLAND OIL COMPANY

whose address is Box 337, Morgan Street, Laurel Hill, North Carolina 28351 (herein "Borrower"), and the Mortgagee, WALTER E. HELLER & COMPANY, SOUTHEAST, INC.

whose address is 100 Northcreek, Suite 300, Atlanta, Georgia 30327-2899 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty Thousand (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated MAY 31, 19 83 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 60 months from Date, 19 83;

TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, and all renewals, extensions and modifications thereof; (b) the repayment of any future advances, with interest thereon, made by Lender to Borrower pursuant to paragraph 31 hereof ("Future Advances"); (c) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated MAY 31, 19 83, if any, as provided in paragraph 25 hereof; (d) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Instrument; and (e) the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant, convey and assign to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

*and certain other parties

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on the Northwestern side of Airport Road and shown on a plat entitled "Property of Vardry D. Ramseur, Sr.", by Piedmont Engineering Service, dated January 5, 1960 and recorded in the Office of the R.M.C. for Greenville County in Plat Book "AAA" at page 113; and also shown on a plat entitled "Property of Scotland Oil Company" by Carolina Surveying Co., dated May 3, 1983, to be filed for record; and having the following metes and bounds, to-wit: Beginning at a point on the Western side of new road, said point being N 24° W Five Hundred Ninety-Eight (598') feet from the Northern side of Airport Road and running thence S 66° W Two Hundred (200') feet to a point; thence running N 24° W One Hundred Sixty-Five and Five/Tenths (165.5') feet to a point; thence running N 66° E Two Hundred (200') feet to a point on the Western side of said new road S 24° E One Hundred Sixty-Five and Five/Tenths (165.5') feet to the beginning corner.

This being the premises conveyed to Scotland Oil Company by deed of Union Oil Company of California, dated December 7, 1979 and recorded in the Office of the R.M.C. for Greenville County, S.C. in Deed Book "1117" at page 373.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 60.00
MAY 23 1983

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