

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILED
WYCHER BORRESS, FREEMAN & PARHAM, P.A.
P.O. BOX 10207
JUL 17 12 22 PM '71
OLLIE FARNSWORTH
R.H.C.

BOOK 1190 PAGE 633

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

WHEREAS, TRANS EAST DEVELOPMENT CORP., a Florida corporation having its principal place of business at 350 Royal Palm Way, Palm Beach, Florida 33480, (hereinafter called the "Grantor") is well and truly indebted unto THE UNION COMMERCE BANK, an Ohio corporation whose post office address is 917 Euclid Avenue, Cleveland, Ohio 44114, (hereinafter called the "Grantee") as evidenced by Grantor's promissory note of even date herewith payable to Grantee in the original amount of Two-Million Eight-Hundred Thousand Dollars (\$2,800,000) with interest only on all amounts of principal disbursed to or for the benefit of the Grantor, at the rate of 2-1/2% per annum above the prime commercial rate of the Grantee from time to time in effect but at a rate not less than 10% nor more than 12% per annum until May 1, 1973, and thereafter payable at the fixed rate of 2-1/2% per annum above the prime commercial rate of the Grantee then in effect in equal consecutive monthly installments of both principal and interest and with the final installment of principal and interest due and payable on or before May 1, 1998; and

WHEREAS, the Grantor may hereafter become indebted to the said Grantee for such further sums as may be advanced to or for the Grantor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Grantor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Grantor may be indebted to the Grantee at any time for advances made to or for its account by the Grantee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Grantor in hand well and truly paid by the Grantee 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 Grantee, 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, containing 23.68 acres, more or less, according to a plat of 'Phase 1 Property of Kassuba Development Corporation or its Nominee and Union Commerce Bank,' dated January 1971, prepared by C. O. Riddle, RLS, and having according to said plat the following metes and bounds:

"Beginning at a point on the Southeastern edge of Old Spartanburg Road and running thence along the Southeastern edge of said Road N. 41-18 E. 100 feet to a point; thence continuing along the Southeastern edge of said Road N. 40-33 E. 252.1 feet to a point; thence continuing along the Southeastern edge of said Road N. 39-45 E. 100 feet to a point; thence continuing along the Southeastern edge of said Road N. 37-12 E. 100 feet to a point; thence continuing along the Southeastern edge of said Road N. 34-19 E. 96 feet to a point; thence continuing along the Southeastern edge of said Road N. 49-42 E. 25.2 feet to a point; thence S. 47-53 E. 229.3 feet to a point; thence along a curved line as the line the chord of which is S. 24-31 E. 93.9 feet to a point; thence along a line of C. A. Gibson S. 1-21 E. 114.1 feet to a point; thence continuing along a line of said Gibson S. 2-39 W. 185.1 feet to a point; thence continuing along Gibson Line S. 87-21 E. 127.8 feet to a point; thence along a line of L. A. Cunningham S. 32-01 E. 523.6 feet to an iron pin; thence S. 31-27 E. 106.2 feet to a point; thence S. 54-00 W. 337.2 feet to a point; thence S. 13-00 W. 55 feet to a point; thence S. 54-00 W. 270 feet to a point; thence N. 54-00 W. 145 feet to a point; thence S. 9-10 E. 90 feet to a point; thence S. 14-30 W. 30 feet to a point; thence S. 28-00 W. 165 feet to a point; thence S. 54-30 W. 55 feet to a point; thence S. 82-00 W. 275 feet to a point; thence N. 46-30 W. 145 feet to a point; thence N. 0-38 W. 40 feet to a point; thence N. 51-13 W. 48.4 feet to a point; thence N. 50-56 E. 47.2 feet to a point; thence N. 0-32 W. 149.9 feet to a point; thence N. 29-26 W. 22.3 feet to a point; thence N. 57-32 E. 216.7 feet to a point; thence N. 33-05 E. 75.05 feet to a point on manhole; thence N. 33-08 E. 122.5 feet to a point; thence N. 24-46 W. 116.1 feet to a point; thence N. 17-31 W. 295 feet to a point; thence N. 32-41 W. 215 feet to the beginning corner."

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and together with all agricultural, horticultural and fruit crops, now planted and/or growing, and hereafter planted, grown or raised, on the above-described land, and also all buildings, structures, additions and improvements, now or at any time hereafter erected thereon, together with and including all of the boilers, machines, heating plant, lighting plant, and all plumbing apparatus,