

REAL ESTATE MORTGAGE

FILED 1980 S.C.

State of South Carolina, PH '80

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said DALLAH A. FORREST, Individually and DALLAH A. FORREST as President of GOLDEN STRIP MOTORS, INC. hereinafter called Mortgagor, in and by his certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Fifty-Six Thousand Seven Hundred Seventy-Six Dollars (\$56,776.29), with interest thereon payable in advance from date hereof at the rate of 11 1/2 % per annum; the principal of said note together with interest being due and payable in (36) Thirty-six monthly installments as follows:

Beginning on August 1, 1980, and on the same day of each MONTH period thereafter, the sum of One Thousand Five Hundred Seventy-Seven and 12/100 Dollars (\$1,577.12) Plus Interest and the balance of said principal sum due and payable on the 1st day of July, 1983.

Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, located near Paris Mountain, and shown as a tract containing 103.221 acres on a plat entitled "Property of Golden Strip Motors, Inc.", prepared by Webb Surveying & Mapping Co., dated September, 1979, and recorded in the RMC Office for Greenville County In Plat Book 7-0, Page 26, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING on the western side of the tract at a spike in the center of a road, being the intersection of Pilot Road and Club View Drive and running thence to the edge of Club View Drive and along said Club View Drive as follows: S 85-46 E 473.44 feet to an iron pin; thence N 41-27 E 902.68 feet to an iron pin; thence along property of Stephenson as follows: N 17-10 E. 444.24 feet to an iron pin; thence turning and running S 77-07 E 270.05 feet to an iron pin; thence turning and running N 35-53 E 155.25 feet to an iron pin; thence turning and running and still along property of Stephenson, S 70-22 E 351.43 feet to an iron pin at an old oak tree; thence S 34-07 E 200.0 feet to an iron pin; thence S 11-38 W 647.80 feet to an iron pin; thence turning and running S 57-52 E 949.3 feet to a spike in the center of Patrol Club Road; thence along the center of Patrol Club Road as follows: S 35-17 W 217.65 feet to a nail and cap; thence S 48-44 W. 130.15 feet to a nail and cap; thence S 55-34 W 305.71 feet to a nail and cap; thence S 50-24 W 235.39 feet to a spike; thence leaving the center of said road and running in a southwesterly direction S 76-37 W 119.6 feet to an iron pin; thence turning and running S 14-10 E 68.7 feet to an iron pin at the edge of Patrol Club Road; thence running along

(CONTINUED ON ATTACHED SHEET)

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