

DONNIE TANKERSLEY
R.M.C.

Mortgage of Real Estate

County of GREENVILLE)

THIS MORTGAGE made this 16th day of October, 19 81

by Crown Metro, Inc., formerly known as Bengal Corporation

(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, SC 29602,

WITNESSETH:

THAT WHEREAS, Crown Metro, Inc., formerly known as Bengal Corporation is indebted to Mortgagee in the maximum principal sum of Five Hundred Thousand and No/100----- Dollars (\$ 500,000.00), which indebtedness is evidenced by the Note of Crown Metro, Inc., formerly known as Bengal Corporation of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is October 15, 1982 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 \$ 500,000.00 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 piece, parcel or lot of land situate, lying and being in Donaldson Center, in Gantt Township, County of Greenville, State of South Carolina, and being more particularly shown on a plat prepared by R. K. Campbell and H. C. Clarkson, dated January 28, 1965,

and having the

following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the intersection of Reserve Hangar Road and Echelson Road, and running thence with Echelson Road as follows: S. 57-29 W. 98.22 feet to an iron pin; thence S. 51-32 W. 125.99 feet to an iron pin; thence S. 55-35 W. 93.22 feet to an iron pin; thence S. 64-09 W. 88.68 feet to an iron pin; thence S. 77-26 W. 88.44 feet to an iron pin; thence S. 86-11 W. 88.23 feet to an iron pin; thence N. 87-00 W. 168.41 feet to an iron pin; thence leaving said road and running with property now or formerly of Greenville County, South Carolina, and the City of Greenville, South Carolina, N. 5-07 W. 718.44 feet to an iron pin in the center line of a proposed railroad right of way; thence with center line of said proposed right of way S. 88-12 E. 529.64 feet to an iron pin on the Western side of Reserve Hangar Road; thence with said road in a Southerly direction 25.46 feet to an iron pin; thence still with said road as follows: S. 9-05 E. 76.37 feet to an iron pin; thence S. 21-01 E. 97.09 feet to an iron pin; thence S. 29-32 E. 104.86 feet to an iron pin; thence S. 32-23 E. 210 feet to the point of beginning, said tract containing 8.91 acres, more or less.

This being the same property conveyed to the Bengal Corporation by deed of USM Corporation dated February 22, 1980, and filed in the R.M.C. Office for Greenville County, S.C., in Deed Book 1120, at page 979. The name of the Bengal Corporation was changed to Crown Metro, Inc. by Articles of Amendment filed with the Secretary of State of South Carolina on February 22, 1980.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP 200.00
OCT 16 1981

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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