

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE, S.C.
FEB 10 1984
DUNN & WALSLEY
R.A.C.

10-10-17 12-11-11
Mortgage of Real Estate

THIS MORTGAGE is dated February 7, 1984

THE "MORTGAGOR" referred to in this Mortgage is C. E. RUNION

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 867, Greer, South Carolina 29652

THE "NOTE" is a note from C. E. Runion to Mortgagee in the amount of \$2,000,000.00, dated February 7, 1984. 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 March 7, 1994. 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 \$ 2,000,000.00, 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:

ALL that certain piece, parcel or tract of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, on the western side of Miller Road and being shown and designated as a 10.17 acre tract on plat entitled "Survey for One Eleven Corporation", prepared by Carolina Surveying Company, dated September 24, 1982, and recorded in the RMC Office for Greenville County in Plat Book 9-D at Page 93, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This being the same property conveyed by deed from One Eleven Corporation unto C. E. Runion recorded in the R.M.C. Office for Greenville County, S. C. in Deed Volume 1178 at Page 382, recorded December, 1982.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
FEB-84
800.00
PS. 112.8

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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