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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Diran Corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Bankers Trust of South Carolina, N.A.

On demand, according to the terms of its note

with NEXES EXHERNITY

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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

All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown on plat entitled "Survey for Poinsett Highway Properties" prepared by Carolina Surveying Company, dated June 20, 1973, and revised July 25, 1974, and having the following metes and bounds, to-wit:

BEGINNING at a point on Highway 25 at the joint front corner of property herein described and Chanticleer Real Estate and running with the line of Chanticleer Real Estate, N. 21-0 W. 330.9 feet to a point; thence turning and running with the property line now or formerly of Peddler Steak House the following courses and distances: N. 58-30 E. 107.6 feet; N. 24-25 W. 125 feet; N. 18-01 W. 28 feet; N. 31-01 E. 192.5 feet; N. 5-19 W. 69.5 feet; N. 53-27 W. 65.5 feet; N. 56-45 W. 106.6 feet and S. 63-22 W. 119 feet to a point along the right-of-way of Hillandale Road; thence turning and running with said right-of-way, N. 8-50 W. 119.4 feet to a point; thence with the right-of-way of Crestwood Drive the following courses and distances: N. 22-37 E. 77.1 feet; N. 25-57 E. 113.7 feet; N. 22-19 E. 97 feet; and N. 16-23 E. 135.2 feet to a point on Floyd Street; thence with the approximate center of Floyd Street, S. 80-41 E. 195.4 feet to a point; thence turning and running N. 18-09 E. 200 feet to a point along the line of property now or formerly of Tindall; thence turning and running S. 81-18 E. 317.2 feet to an old iron pin; thence turning and running S. 81-54 E. 369 feet to an old iron pin; thence turning and running N. 7-10 E. 235 feet to a point; thence turning and running S. 79-21 E. 429.7 feet to a point; thence turning and running S. 5-33 E. 739.6 feet to a point; thence turning and running S. 80-15 E. 142 feet to a point; thence turning and running S. 43-15 W. 1511.8 feet, more or less, to a point; thence turning and running N. 34-25 W. 120 feet to a point; thence turning and running S. 45-0 W. 200 feet to a point on the right-of-way of Highway 25; thence turning and running with said right-of-way, N. 29-50 W. 165 feet to a point; thence turning and running N. 37-50 W. 75 feet to a point along said right-of-way; thence turning and running N. 37-50 W. 227.2 feet to the point of beginning;











Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.

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