

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

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LEATHERWOOD, WALLER, TODD & MANN
ATTORNEYS AT LAW
GREENVILLE, S.C.

WHEREAS, Wade Hampton Space Center, Inc.

hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, N.A.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six Hundred Seventy-Five Thousand and No/100ths-----

Dollars \$675,000.00

which principal sum together with interest shall be paid as follows: Interest shall be computed daily at a fluctuating rate equal to the prime interest rate being charged by Bankers Trust of South Carolina, N.A., and shall be payable quarterly; all principal and unpaid interest shall be due and payable in full on April 1, 1975. If any installment of interest or principal is not paid at its maturity, the same shall thereafter bear interest at the rate of ten (10%) percent per annum until paid.

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 Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, the Mortgagee's heirs, 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, according to a survey by Carolina Engineering and Surveying, revised November 1, 1972, for Wade Hampton Properties, Inc., and having according to said plat, the following description involving two tracts one being 3.11 acres and one being 4.69 acres.

3.11 acres:

BEGINNING at an iron pin at the corner of Watson Road and the Right of Way of Southern Railroad and running thence S. 1-30 W. 122.8 feet; thence continuing along Watson Road, S. 9-07 E. 194.1 feet to a proposed Road; thence along said proposed Road, S. 80-52 W. 415.5 feet; thence N. 2-30 W. 365.5 feet to the Right of Way of Southern Railroad; thence along said Right of Way, N. 87-30 E. 398.7 feet to the beginning corner.

4.69 acres:

BEGINNING at the corner of Watson Road and the Right of Way of Southern Railroad; thence along said Right of Way, N. 71-44 E. 165.3 feet; thence continuing N. 77-26 E. 200 feet; thence N. 83-43 E. 200 feet; thence leaving said Right of Way, S. 2-42 E. 407.2 feet to a proposed Road; thence along said proposed Road, S. 88-48 W. 516.1 feet; thence around the corner to Warehouse Road, the chord of which is N. 48-27 W. 36.7 feet; thence along Warehouse Court, N. 5-42 W. 75.0 feet; thence N. 8-03 W. 207.4 feet to the beginning corner.



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 Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

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