

MORTGAGE

FILED XXXXXXXXXXXXXXXXXXXXXXXX  
GREENVILLE S.C.

STATE OF SOUTH CAROLINA } 4 20 PM '83  
COUNTY OF GREENVILLE } J. HARRISLEY  
R.H.C.

MORTGAGE OF REAL ESTATE 1018 1081

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, McBiz Partnership, a general partnership,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto

KAW VALLEY STATE BANK AND TRUST COMPANY, TOPEKA, KANSAS  
P.O. Box 8009, Topeka, Kansas 66608

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

Six Hundred Thousand Dollars Dollars

(\$600,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 12.50 per centum per annum, to be paid as provided for in said note; and,

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, its successors and assigns:

All that certain piece, parcel or tract of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northern side of Congaree Road containing 65,639 square feet and being shown on a plat entitled Survey for "Lawrence E. McNair" by C. O. Riddle recorded in the RMC Office for Greenville County, S.C. in Plat Book 6-H, Page 37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern right of way of Congaree Road, (which iron pin is located S. 72-01 W. 185.53 feet from a concrete monument at the northwest corner of the intersection of Congaree Road and Haywood Road) at the joint corner of property now or formerly of State Farm, and running thence along the northern right of way of said Congaree Road, S. 72-01 W. 350.2 feet to an iron pin; thence leaving the right of way on Congaree Road and running N. 17-59 W. 200 feet to an iron pin in the line of property now or formerly of B. S. IV Limited; thence with the line of said property, N. 31-25 E. 160.38 feet to an iron pin; thence with the line of property now or formerly of State Farm, S. 53-13 E. 175.08 feet to an iron pin, N. 36-47 E. 11 feet to an iron pin and S. 53-13 E. 205.33 feet to an iron pin on the northern right of way of Congaree Road, the point of beginning.

THIS is the same property conveyed to the grantor by deed of Elizabeth Hamer Chandler and Edward Buck Hamer dated July 14, 1982 and recorded September 8, 1982 in deed volume 1173 at page 546 in the RMC Office for Greenville County, S.C. and is conveyed subject to any restrictions, reservations, zoning ordinances, easements and/or rights of way that may appear of record, on the recorded plat or on the premises. Subsequently, McBiz Corporation deeded this property to McBiz Partnership by deed dated July 27, 1983 to be recorded herewith.

APPROVED  
AND  
CORRECTED

RECORDED  
STAMP  
24000

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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