

State of South Carolina)

VOL. 1046 PAGE 322

Mortgage of Real Estate

County of Greenville

FILED
GREENVILLE COUNTY, S.C.

THIS MORTGAGE is dated January 16, 1984

THE "MORTGAGOR" referred to in this Mortgage is PEACE-HAGOOD ASSOCIATES, A SOUTH CAROLINA GENERAL PARTNERSHIP

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____
Post Office Box 608, Greenville, South Carolina 29602

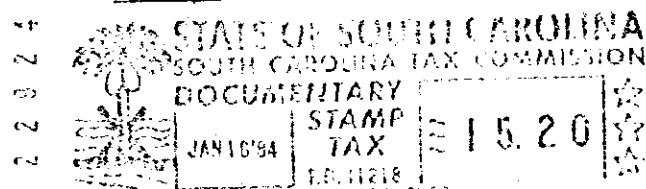
THE "NOTE" is a note from Peace Hagood Associates
to Mortgagee in the amount of \$ 38,000.00, dated January 16, 19 84. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is September 1, 19 85. 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 \$ 38,000.00, 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 lot of land, together with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the Northeastern intersection of Augusta Street and McKay Street, containing 27,755 square feet, more or less, and being shown and designated on plat entitled Survey for Peace-Hagood Associates, dated November 11, 1983, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 10-6, at Page 87, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Augusta Street, at the joint front corner of the premises herein described and property now or formerly of Lena Steel, et al, and running thence with the joint line of said lots, N. 81-36 E. 194.1 feet to an iron pin; thence continuing with the line of property now or formerly of Steel, and continuing with the line of property now or formerly of Gail Carter, N. 11-19 W. 100.0 feet to an iron pin at the corner of the premises herein described and property now or formerly of David Loyd, et al; thence with the joint line of said lots, N. 80-39 E. 20.0 feet to an iron pin at the corner of property now or formerly of Elizabeth McClenaghan; thence with the line of property now or formerly of McClenaghan, S. 11-18 E. 240.5 feet to an iron pin on the Northern side of McKay Street; thence with the Northern side of McKay Street, S. 89-10 W. 196.5 feet to an iron pin at the Northeastern intersection of McKay Street and Augusta Street; thence with the Eastern side of Augusta Street, N. 21-25 W. 117.1 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by the following deeds: Deed of Spartan Petroleum Company, Inc., dated January 16, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1204, at Page 623, on January 18, 1984; deed of Terry Hines dated December 21, 1983, recorded in the RMC Office for Greenville County in Deed Book 1204, at Page 625, on January 18, 1984; deed of Earl C. Hines dated December 30, 1983, recorded in the RMC Office for Greenville County in Deed Book 1204, at Page 617, on January 18, 1984; deed of Cora Brundage dated January 2, 1984, recorded in the RMC Office for Greenville County in Deed Book 1204, at Page 620, on January 18, 1984.



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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