

MORTGAGE OF REAL ESTATE—Office of Wych, Peden & Parham, P.A. Greenville, S. C.

Mortgagee's address:

44 Lake Forest Drive
Greenville, SC 29609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.
JAN 21 3 33 PM '84
JAMES W. WICKSLEY
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carpenter Dunken Walker Company

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto John W. Peden (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 Twenty-Nine

Thousand Eight Hundred Sixty-Two DOLLARS (\$ 629,862.00) with interest thereon from date at the rate of 14 per centum per annum, said principal and interest to be repaid as follows:

In 120 equal monthly installments of \$9,781.76 each, with the balance of the principal payable on January 1, 1994.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JAN 24 '84
STAMP TAX
251.96
RE. 11218

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain tract of property located in Greenville County, South Carolina, and containing 4.933 acres, more or less, as shown on plat of survey prepared by C. O. Riddle Surveying Co., dated November 16, 1983, entitled "Survey for John W. Peden", which plat is recorded in Plat Book 10A, Page 86, and having, according to said survey, the following metes and bounds:

BEGINNING at an iron pin on the southern side of the right-of-way of Woodruff Industrial Lane and running S 26-02 E 238.25 feet to an iron pin; then S 26-02 E 536.01 feet to an iron pin, at the southeastern corner of the property herein described; then S 54-30-33 W 355.44 feet to an iron pin; then N 29-51-23 W 590.18 feet to an iron pin; then N 63-09-06 E 365 feet to a nail and cap; then N 26-02 W 242.58 feet to a nail and cap; then N 73-00 E 25.31 feet to an iron pin, the point of beginning.

ALSO, an easement for the purpose of ingress and egress, gas service, electricity, water and other necessary utilities with respect to the property above described over the following property:

BEGINNING at an iron pin on the southern side of the right-of-way of Woodruff Industrial Lane and running N 73-00 E 25.31 feet to a nail and cap, at the joint corner of the property described above and the property over which this easement is granted; then S 26-02 E 242.58 feet to a nail and cap; then S 63-09-06 W 25 feet to an iron pin; then N 26-02 W 246.91 feet to an iron pin, the point of beginning. Also, easements for water service and gas service across the easternmost corner of the adjoining tract, as shown on the aforesaid plat.

This is a portion of the property conveyed to John W. Peden by deed of Malvin Green dated June 12, 1969, recorded in Volume 870, Page 125 on June 16, 1969.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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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