

Mortgage of Real Estate

County of GREENVILLE

FILED GREENVILLE S.C.

THIS MORTGAGE is dated April 30, 1984

THE "MORTGAGOR" referred to in this Mortgage is L & L Investment Company, a Georgia Partnership

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P.O. Box 608, Greenville, SC 29602

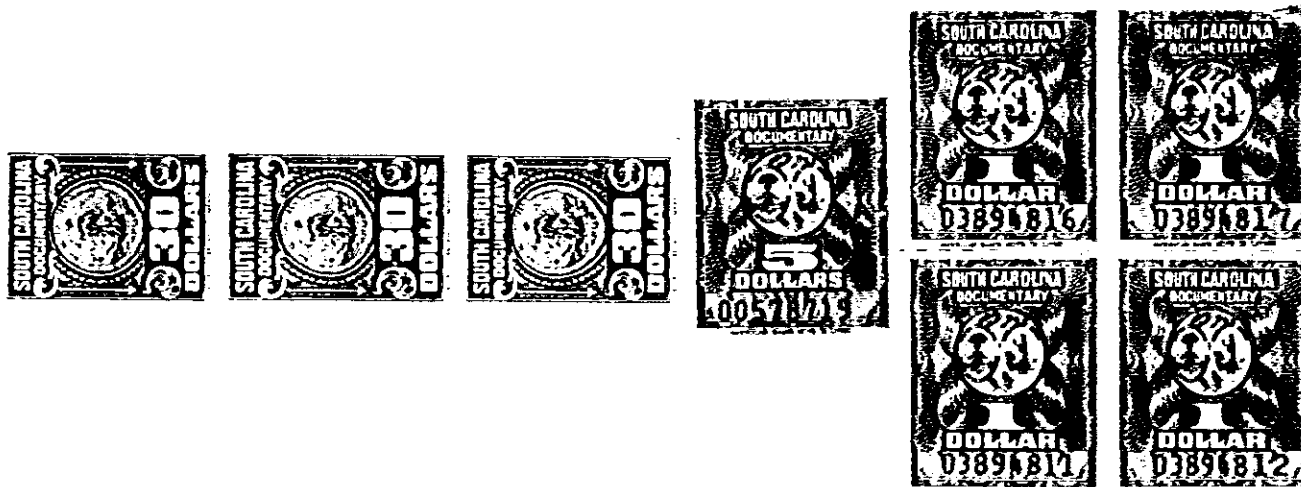
THE "NOTE" is a note from L & L Investment Company, a Georgia Partnership to Mortgagee in the amount of \$ 247,500.00 dated April 30, 1984 The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is October 29, 1984. 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 \$ 247,500.00 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 lying in the State of South Carolina, County of Greenville, as is more fully shown on a survey for L. & L. Investment Company, dated March 22, 1984, prepared by Piedmont Engineers, Architects, and Planners, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Butler Avenue (S. C. Road 107) located 315.87 feet from the intersection with Pinecrest Drive and running thence N. 26-00-38 W. 195.41 feet to an iron pin and running thence N. 64-00-53 E. 110.00 feet to an iron pin in the line of property of Lowes Investment Corporation and running thence with the line of said property S. 25-59 E. 200.00 feet to an iron pin on the Northern side of said Butler Avenue and running thence with the northern side of said Butler Avenue S. 66-00 W. 79.24 feet to an iron pin and S. 67-27-02 W. 30.76 feet to the POINT OF BEGINNING.

Being the same property conveyed to the Mortgagor by MAG ASSOCIATES by deed of even date to be recorded herewith.



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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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