

# Corporate Mortgage Of Real Estate

REC'D MAY 22 4 20 PM '84  
DEPT. OF REVENUE

State of South Carolina }  
County of GREENVILLE }

This Mortgage is made this 22<sup>nd</sup> day of JUNE, 19 84 between  
Mortgagor Greenville Auto Leasing, Inc. a corporation organized  
and existing under and by virtue of the laws of the State of South Carolina (herein  
"Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the  
laws of the United States of America whose address is P. O. Box 969, Greenville, South Carolina  
29602 (herein "Lender").

WSD  
DIA  
JUNE 22, 1984

Whereas, Borrower is indebted to Lender in the principal sum of Seventy-Five Thousand and no/100--  
(\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated  
May 22, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of  
the indebtedness, if not sooner paid, due and payable on Aug 1, 1989

To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together  
with all extensions, renewals or modifications thereof, the payment of all other sums, with interest thereon, advanced in  
accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements  
of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower  
by Lender pursuant to paragraph 17 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and  
convey to Lender and Lender's successors and assigns the following described property located in the County of  
Greenville, State of South Carolina:

All that piece, parcel or tract of land containing 39,078 square feet, more  
or less, situate, lying and being on the southern side of Laurens Road, near  
its intersection with South Pleasantburg Drive, in the County of Greenville,  
State of South Carolina, being shown and designated on plat entitled "Survey  
for Bob McGinnis Music Co., Inc.", prepared by Carolina Surveying Co., dated  
September 19, 1978, and having, according to said plat, the following metes  
and bounds:

BEGINNING at an iron pin on the southern side of Laurens Road at the joint  
corner of property herein conveyed and property now or formerly of Phillip  
Rovner, et al., Trustees, and running thence with the southern side of Laurens  
Road S. 55-31 E. 195.9 feet to an iron pin; thence S. 26-17 W. 124.9 feet to  
an iron pin; thence S. 33-30 W. 55.2 feet to an iron pin in the line of property  
now or formerly of Bankers Trust of S. C., Trustees; thence with the line of  
Bankers Trust N. 55-31 W. 199.95 feet to an iron pin; thence S. 34-29 W. 133.9  
feet to an iron pin on the northern side of Liberty Lane; thence with the  
northern side of Liberty Lane N. 39-56 W. 15.2 feet to an iron pin in the line  
of property now or formerly of Palmetto Real Estate, Trustee; thence with the  
line of Palmetto Real Estate N. 34-29 E. 193.3 feet to an iron pin in the line  
of property of Phillip Rovner, et al., Trustees; thence with the line of Rovner  
N. 34-29 E. 115.5 feet to the point of beginning.

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This is the identical property conveyed to the Mortgagor herein by deed of  
Bob McGinnis Music Co., Inc., dated May 22, 1984, and recorded in said RMC Office  
in Deed Book 1215, at page 542, on June 22, 1984.

which has the address of 1450 Laurens Road Greenville  
(Street) (City)  
South Carolina 29607 (herein "Property Address");  
(State and Zip Code)

To have and to hold unto Lender and Lender's successors and assigns, forever, together with all the improvements  
now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas  
rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of  
which including replacements and additions thereto, shall be deemed to be and remain in a part of the property  
covered by this Mortgage, and all of the foregoing, together with said property (or the leasehold estate if this Mortgage  
is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage,  
grant and covey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally  
the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a  
schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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