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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 19 1978

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MAY 20 1977  
DAVID & TANNER

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Dennis J. ...

TO ALL WHOM THESE PRESENTS MAY CONCERN, HUNGRY BULL ASSOCIATES  
a South Carolina general partnership with its principal office in the County of Spartanburg  
State of South Carolina, (hereinafter referred to as Mortgagor) SENDS GREETINGS:

WHEREAS, the Mortgagor was formerly known as BENCHMARK PROPERTIES, a  
South Carolina limited partnership, until its name was changed to HUNGRY BULL ASSOCI-  
ATES by Third Certificate of Amendment filed on May 28, 1975, in the office of the Secretary  
of State of South Carolina and the limited partnership was changed to a general partnership  
by Fourth Certificate of Amendment filed on October 30, 1975, in the office of the Secretary  
of State of South Carolina; and

WHEREAS, the Mortgagor is well and truly indebted unto NORTH CAROLINA  
NATIONAL BANK, a national banking association, (hereinafter referred to as Mortgagee)  
as evidenced by the Mortgagor's substitute promissory note dated January 18, 1977, the  
terms of which are incorporated herein by reference, in the original sum of Nine Hundred  
Forty-One Thousand One Hundred Fifty-Four and No/100 (\$941,154.00) Dollars, with inter-  
est thereon from the date thereof at the rate as specified in said substitute promissory  
note, said principal and interest to be repaid as therein stated with the final installment  
being due and payable on June 30, 1979; and

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WHEREAS, in addition to securing the hereinabove referred to substitute promissory  
note, this mortgage is given to secure any and all future advances to be made by Mortgagee  
to Mortgagor, or for Mortgagor's account, the total of existing indebtedness and future ad-  
vances outstanding and secured by the mortgage at any one time is not to exceed the maximum  
principal sum of Two Million and No/100 (\$2,000,000.00) Dollars, plus interest thereon,  
attorneys' fees and court costs; and

WHEREAS, in addition to securing the hereinabove referred to substitute promissory  
note and any and all future advances, this mortgage is given to secure the performance of the  
terms and conditions of a Loan Agreement between Mortgagor and Mortgagee dated as of  
September 18, 1974, as amended; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such  
further sums as may be advanced to or for the Mortgagor's account for rental, taxes, insur-  
ance premiums, public assessments, repairs, or for any other purpose;

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NOW, KNOW ALL MEN that the Mortgagor, in consideration of the aforesaid debt, and  
in order to secure the payment of the above referred to substitute promissory note, the pay-  
ment of the above referred to future advances, the performance of the terms and conditions  
of the above referred to Loan Agreement and the payment of any other and further sums for  
which the Mortgagor may be indebted to the Mortgagee, and also in consideration of the  
further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the  
Mortgagee at and before sealing and delivery of these presents, the receipt whereof is here-  
by acknowledged, has granted, bargained, sold and released and by these presents does  
grant, bargain, sell and release unto the Mortgagee:

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