

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, VALETEP ENTERPRISES LIMITED PARTNERSHIP, a limited partnership formed under the South Carolina Limited Partnership Act, (hereinafter referred to as Mortgagor), is well and truly indebted unto FIRST NATIONAL BANK OF SOUTH CAROLINA, a South Carolina corporation (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 SEVENTY-FIVE AND NO/100THS (\$75,000.00) DOLLARS, with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

WHEREAS, the mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable December 1, 1983,

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 to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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, pursuant to the hereinabove recited conditions, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All of Mortgagor's right, title and interest, being a leasehold interest, in and to the hereinafter described real estate located in the County of Greenville, State of South Carolina, pursuant to the ground lease referred to herein, including the Mortgagor's rights under an easement therein granted, together with all improvements thereon, or hereinafter constructed by Mortgagor, to constitute a second mortgage lien upon the hereinafter described properties, being junior in lien to a first mortgage thereon executed by Mortgagor to Mortgagee in the principal amount of \$375,000.00, dated November 15, 1977, and having been recorded on December 13, 1977 in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1418, at Page 426.

STATE OF SOUTH CAROLINA
MORTGAGE
STATE TAX
\$ 30.
FEB 1983

0.65

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