

State of South Carolina

FILED
GREENVILLE CO. S. C.

1014-421
Mortgage of Real Estate



County of Greenville

SEP 4 12 08 PM '80

THIS MORTGAGE made this 4th day of R.M.C. September, 19 80,
DONNIE S. TANKERSLEY

by ENWRIGHT HOLDING COMPANY, a South Carolina Partnership

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329,
Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, ENWRIGHT HOLDING COMPANY
is indebted to Mortgagee in the maximum principal sum of \$75,000.00 Seventy-Five Thousand and
No/100 Dollars (\$ 75,000.00), which indebtedness is
evidenced by the Note of ENWRIGHT HOLDING COMPANY of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is one year after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 75,000.00, plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property:

ALL that certain piece, parcel or tract of
land located, lying and being in the County of Greenville,
State of South Carolina, containing 8.13 acres, more or
less, shown as Tract '1-B' on plat entitled "Enwright
Holding Company", dated November 1, 1979, prepared by
Enwright Associates, Inc., recorded in the Greenville
County RMC Office in Plat Book 74 at Page 78, and
having according to said plat, the following metes and
bounds, to-wit:

BEGINNING at a point at the joint front corner of
Tracts '1-A' and '1-B' on the North side of Pelham
Road, thence N3°-39'-43"E, 777.88 feet to a point;
thence S89°-57'-18"E, 413.83 feet to an iron pin;
thence S01°-37'-45"W, 877.05 feet to a point;
thence N77°-03'-57"W, 450.00 feet to the point and
place of beginning.

This is part of the identical property included in a
Deed of Williams Street Development Corporation, a
South Carolina Corporation to Enwright Holding Company
dated February 27, 1980 and recorded in the R.M.C. Office
for Greenville County in Deed Book 1121 at Page 215.

Mortgagee herein agrees to release from the lien of this
mortgage so much of said 8.13 acres as is reasonably
necessary or desirable for the construction and financing
of an office building and appurtenances thereto by
mortgagor or any related entities without any consideration
being paid for said release. Said release shall be
promptly given upon mortgagors' presentation of a written
release to be executed.

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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