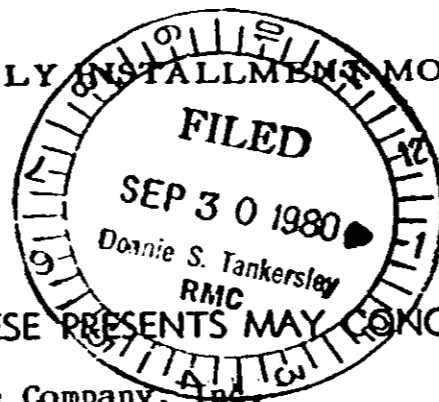


REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville



BOOK 1518 PAGE 388

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ballard Concrete Company, Inc.

SEND GREETINGS:

Whereas, I, we the said Ballard Concrete Co., Inc. a South Carolina Corporation hereinafter called Mortgagor, in and by my, our certain note or obligation bearing even date herewith, stand indebted, firmly held and bound unto the Citizens and Southern National Bank of South Carolina, Greenville, S. C., hereinafter called Mortgagee, the sum of 220,200.12 plus interest as stated in the note or obligation, being due and payable in 60 equal monthly installments commencing on the 15th day of November, 1980, and on the same date of each successive month thereafter.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America

at the office of the Mortgagee at Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

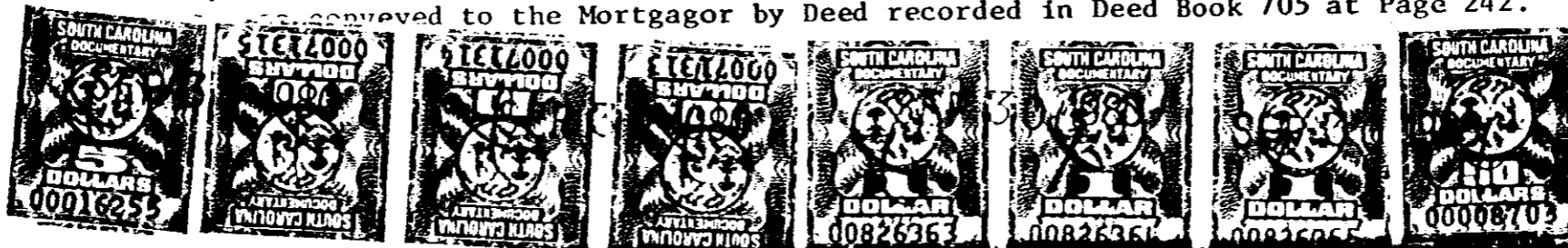
NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

Tract 1.

All that piece, parcel or lot of land in Greenville County, State of South Carolina situate between Laurens Road and Lowndes Hill Road and containing approximately 15 acres, more or less, with possibly an addition of a portion of the 3 acres, which would be that 3 acres over which the C & WC Railroad has a right of way and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of the C & WC Railroad right of way at the rear corner of Lot No. 28 of the CF Putnam property, which lot No. 28 fronts on Lenox Ave. (formerly Springview Ave.) as shown on Plat Book F at Page 240, which point is approximately 245 feet northwest from the intersection of the northern side of Lenox Ave. and the C & WC Railroad right of way and running thence along the southwestern side of the C & WC Railroad right of way S. 49-56 E 1,062 feet, more or less, to an iron pin; thence N. 65 E. 243.6 feet to an iron pin on property now or formerly owned by Holcombe; thence along said property N. 36-05 W. 862.5 feet to an iron pin; thence continuing along his property N. 55-30 E. 662.2 feet to an iron pin; thence N. 45-52 W. 240 feet to an iron pin; thence N. 43-11 W. 111 feet to an iron pin; thence N. 27-11 W. 100 feet to an iron pin; thence N. 51-53 W. 100 feet to an iron pin; thence N. 36-05 W. 476.1 feet to an iron pin on the southwestern side of Woodlark Street, formerly a private drive extending in a southerly direction from Lowndes Hill Road (which point is approximately 340 feet S. 36-05 E. of the southern side of Lowndes Hill Road) and running thence S. 30-50 W. 580 feet to an iron pin; more or less, on the southwestern side of the C & WC Railroad right of way; thence along the southwestern side of the C & WC Railroad right of way approximately S. 55-45 E. 450 feet more or less, to the point of beginning.

Less, however, approximately 3.35 acres, more or less, which was taken from the above described property by the South Carolina Highway Department in March of 1962, and less all that portion of the property which lies north of the right of way of US Hwy. I-385. The above described property was conveyed to the Mortgagor by Deed recorded in Deed Book 705 at Page 242.



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