

County of Greenville

Mortgage of Real Estate

THIS MORTGAGE made this 25th day of January, 1982

by Dallah A. Forrest, Individually and Dallah A. Forrest, as President of Golden Strip Motors, Inc.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust

(hereinafter referred to as "Mortgagee"), whose address is 104 South Main Street, Mauldin, South Carolina 29662 (P. O. Box 509)

WITNESSETH:

Dallah A. Forrest, Individually and Dallah A. Forrest, as President of Golden Strip Motors, Inc.

THAT WHEREAS is indebted to Mortgagee in the maximum principal sum of One Hundred Fifty Thousand and no/00 Dollars (\$150,000.00), which indebtedness is evidenced by the Note of January 25, 1982 of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is as stated on note 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 \$ plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys 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 situate, lying and being in the State of South Carolina, County of Greenville, located near Paris Mountain, and shown as a tract containing 103.221 acres on a plat entitled "Property of Golden Strip Motors, Inc.," prepared by Webb Surveying & Mapping Co., dated September, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-0 at page 26; and having, according to said plat, the following metes and bounds, to-wit: BEGINNING on the western side of the tract at a spike in the center of a road, being the intersection of Pilot Road and Club View Drive and running thence to the edge of Club View Drive and along said Club View Drive as S. 85-46 E. 473.44 feet to an iron pin; thence N. 41-27 E. 902.68 feet to an iron pin; thence along property of Stephenson as follows: N. 17-10 E. 444.24 feet to an iron pin; thence turning and running S. 77-07 E. 270.05 feet to an iron pin; thence turning and running N. 35-53 E. 155.25 feet to an iron pin; thence turning and running and still along property of Stephenson, S. 70-22 E. 351.43 feet to an iron pin at an old oak tree; thence S. 34-07 E. 200.0 feet to an iron pin; thence S. 11-38 W. 647.80 feet to an iron pin; thence turning and running S. 57-52 E. 949.3 feet to a spike in the center of Patrol Club Road; thence along the center of Patrol Club Road as follows: S. 35-17 W. 217.65 feet to a spike; thence leaving the center of said road and running in a southwesterly direction S. 76-37 W. 119.6 feet to an iron pin; thence turning and running S. 14-10 E. 68.7 feet to an iron pin at the edge of Patrol Club Road; thence running along Patrol Club Road, S. 13-17 W. 211.26 feet to an iron pin in said Patrol Club Road; thence along the center of said Patrol Club Road, S. 12-23 E. 584.07 feet to a spike in the center of said Road; thence turning and leaving the center of said Road and running along Property of Brown, S. 72-55 W. 849.07 feet to an iron pin in the center of a creek; thence turning and running along the center of said creek as the line as follows: N. 55-10 W. 226.30 feet to an iron pin; thence N. 34-50 W. 300.31 feet to an iron pin; thence S. 87-33 W. 151.59 feet to an iron pin; thence leaving the center of said creek and running along Property of Batson, N. 57-45 W. 187.49 feet to an iron pin again in the center of said creek thence running along the center of said creek, S. 79-49 W. 245.20 feet to an iron pin; thence turning and running still along the center of a creek as the line as follows: N. 35-04 E. 91.40 feet to an iron pin; thence N. 30-14 E. 278.40

(continued on attached sheet)

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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