

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 7th day of August, 1982

by WESTERN HOLDINGS, INC., Trustee

(hereinafter referred to as "Mortgagor") and given to ENWRIGHT HOLDING COMPANY, a S. C. General Partnership

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 5287, Sta. B., Greenville, South Carolina, 29606

WITNESSETH:

THAT WHEREAS, Western Holdings, Inc., Trustee is indebted to Mortgagee in the maximum principal sum of Six Hundred Thirty-Five Thousand and No/100-- Dollars (\$ 635,000.00), which indebtedness is evidenced by the Note of Western Holdings, Inc., Trustee of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is five years 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 \$635,000.00, 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, located, lying and being in the County of Greenville, State of South Carolina, lying on the Northwestern side of the right-of-way of Pelham Road, containing 7.00 acres, more or less, as shown on plat entitled "Survey for Property of Western Holdings, Inc.", dated August 6, 1982, prepared by Enwright & Associates, recorded in the Greenville County RMC Office in Plat Book 9-A at Page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of the right-of-way of Pelham Road at the joint front corner of the within 7-acre tract and property now or formerly of Metropolitan Baptist Church and running thence, along the joint line of said properties, N. 30-25-24 E., 799.88 feet to a point in the line of other property now or formerly of Enwright Holding Co.; thence running along the joint line of said properties S. 65-26-28 E., 545.50 feet to a point; thence turning and running S. 5-14-13 W., 200.81 feet to a point on the Northwestern side of the right-of-way of a Future Road; thence continuing along the Northwestern side of said right-of-way, more fully described as the arc of a curve with a degree of curvature 6°17'09" with a radius of 911.47 feet, an arc length of 276.44 feet with a long chord having a bearing of S. 85-36-23 W., and a length of 275.38 feet to a point; thence continuing on the right-of-way of said Future Road with a degree of curvature 11°57'04" a radius of 479.38 feet, an arc length of 478.67 feet and a long chord with a bearing of S. 48-18-45 W., and a length of 459.03 to a point; thence running S. 63-45-04 W., 35.43 feet to a point on the Northwestern side of the right-of-way of Pelham Road; thence running along said right-of-way N. 71-14-56 W., 245.00 feet to a point at the joint front corner of the within 7-acre tract and property now or formerly of Metropolitan Baptist Church, the point and place of beginning.

See Page 3 for Continuation

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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