

State of South Carolina

FILED
GREENVILLE)

800-1631-9330

County of GREENVILLE

OCT 21 3 24 PM '83
DONNIE SLEY
RMC

Mortgage of Real Estate

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THIS MORTGAGE is dated October 20, 1983.

THE "MORTGAGOR" referred to in this Mortgage is Rubar Corp., a Georgia Corporation,

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office
Box 608, Greenville, South Carolina 29602

THE "NOTE" ^{are} ~~is~~ notes from Modesto Corporation
to Mortgagee in the amount of \$1,400,000.00, dated October 20, 1983, ^{and*} The
Note and any documents renewing, extending or modifying it and any notes evidencing future
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is March 1, 1999, ^{and**} The amount of debt secured by
this Mortgage, including the outstanding amount of the Note and all Future Advances under
paragraph 13 below, shall at no time exceed \$2,300,000.00, plus interest, attorneys' fees, and
court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under
paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee
shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest:
(a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c)
Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts
which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other
valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and
convey to Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, together with any
improvements thereon, lying, being and situate on the northeastern
side of Congaree Road in the County of Greenville, State of South
Carolina, being shown on a plat entitled "As Built Survey for
Jerry Greenbaum" dated March 7, 1983, prepared by C. O. Riddle,
RLS, and having according to said plat the following metes and
bounds, to-wit: BEGINNING at an iron pin old on the northeastern
edge of Congaree Road 628.56 feet north of Woods Crossing Road
and running thence with Congaree Road N. 36-12-12 W. 100.0 feet
to a point; thence continuing with the edge of Congaree Road N.
38-21 W. 105.24 feet to an iron pin old; thence along property
now or formerly of New South Development Co. N. 79-34-41 E.
151.30 feet to a concrete monument on the edge of the line of
right-of-way for Interstate Highway 385; thence with said right-
of-way S. 46-23-19 E. 250.13 feet to an iron pin old; thence
along property now or formerly of James and Tanya B. Floyd S.
84-59 W. 206.33 feet to an iron pin old on the northeastern
edge of Congaree Road, the point of BEGINNING.

This being the same property conveyed to Rubar Corp., a Georgia
Corporation, by deed of Wham Associates, a South Carolina General
Partnership, dated July 20, 1982, recorded July 20, 1982, in the
RMC Office for Greenville County in Deed Book 1170 at Page 418.

Tax Map Identification No. - 543.3-1-6.1.

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):

*in the amount of \$900,000.00, dated October 20, 1983
**December 1, 1988, respectively

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