

State of South Carolina

Mortgage of Real Estate

5

County of GREENVILLE

THIS MORTGAGE made this 26th day of October, 1984.

by Sunland Properties, Inc.

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

(hereinafter referred to as "Mortgagee"), whose address is Box 1329, Greenville,
S. C. 29602

WITNESSETH:

THAT WHEREAS, Sunland Properties, Inc. and Donald J. Williams
are ~~X~~ indebted to Mortgagee in the maximum principal sum of One Hundred Thousand and
no/100ths (\$100,000.00) Dollars (\$100,000.00). Which indebtedness is
evidenced by the Note of Sunland Properties, Inc. and Donald J. Williams of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 10/26/89
which is five (5) 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 \$ 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:

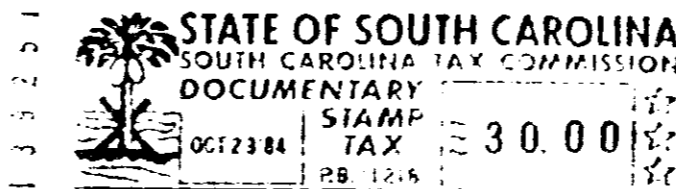
ALL that piece, parcel or lot of land, situate, lying and being in the
State of South Carolina, County of Greenville, containing 19.96 acres and
described as Tract 1 on a plat prepared for Grantor by Farmer and Simpson
Engineers, dated October 23, 1984, and recorded this date in the R.M.C.
Office for Greenville County in Plat Book 16-X at Page 25, reference to
said plat being craved for a full metes and bounds description of said
tract.

ALSO: All that piece, parcel or lot of land, situate, lying and being in
the State of South Carolina, County of Greenville, containing 59.05 acres
and described as Tract 2 on a plat prepared for Grantor by Farmer and
Simpson Engineers, dated October 23, 1984, and recorded this date in the
R.M.C. Office for Greenville County in Plat Book 16-X at Page 25,
reference to said plat being craved for a full and complete metes and
bounds description of said tract.

ALSO: All that piece, parcel or lot of land, situate, lying and being in
the State of South Carolina, County of Greenville, containing 1.12 acres
and described on a survey prepared for Grantor by Farmer and Simpson
Engineers dated October 22, 1984, and recorded this date in the R.M.C.
Office for Greenville County in Plat Book 11-A at Page 57, reference to
said plat being craved for a full and complete metes and bounds description
of said tract.

DERIVATION: Deed to Grantor from H. Dean Bruce recorded in the R.M.C.
Office of Greenville County in Deed Book 1181 at page 572 on February 1,
1983.

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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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