REAL ESTATE MORTGAGE

State of South Carolina, public 5

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

PARKINS KNOLL, INC. ta South Carolina Corporation and T. C. Threat, Frank B. Halter, Frank

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of 12 % per annum, or if left blank, at the maximum legal rate in South Carolina, 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 in 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:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Interstate Highway #85, being shown and designated on a plat entitled "Survey for T. C. Threatt, et al" made by Piedmont Engineers and Architects August 2, 1972, and recorded in the Office of the RMC for Greenville County in Plat Book 4-T, Page 17. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on the Southeastern corner of said tract in the right-of-way of Interstate Highway #85, corner of property owned by Rosa Fair Douglas, and running thence with said right-of-way of Interstate #85, S. 78-21 W. 1478.4 feet to an iron pin at the intersection of the Access Road for Old Parkins Mill Road; thence with said Old Parkins Mill Road, the following courses and distances:

N. 2-42 E. 45.5 feet; N. 21-03 E. 93.6 feet; N. 30-49 E. 96.1 feet;
N. 38-01 E. 165.7 feet; N. 26-22 E. 12 feet; N. 38-46 E. 74.0 feet;
N. 30-11 E. 105.6 feet; N. 18-17 E. 138.1 feet; N. 6-59 E. 97.55 feet;
N. 2-01 E. 605.2 feet; N. 4-09 E. 95.7 feet; N. 6-24 E. 100.5 feet;
N. 9-42 E. 153.7 feet; thence leaving Parkins Mill Road, N. 55-47 E.
72.1 feet to an iron pin at corner of property owned by Ellison S.
McKissick, Jr., et al; thence along joint line of said property, S. 31-18 E. 891.8 feet to iron pin in center of Duke Power right-of-way at

1-04-111-Real Estate Mortgage

(SEE BACK OF MORTGAGE)