

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

90 Mitchell Bl. Greenville, S.C.  
Suits 304 & 305  
623 S. Main St.  
Ch. A. Little, N.C. 28202  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
FILED  
CO. S. C.  
DEC 28 11 49 AM '79  
JOHN S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBWEI ASSOCIATES, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Borg-Warner Leasing, Division of Borg-Warner Acceptance Corporation (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's <sup>lease agreement</sup> ~~promissory note~~ of even date herewith, the terms of which are incorporated herein by reference, in the sum of Forty-Nine Thousand Three Hundred and Forty and no One-Hundredths-----DOLLARS (\$ 49,340.00---), with interest thereon from date at the rate of 16 3/4 per centum per annum, said principal and interest to be repaid: in the form of lease payments at the rate of \$1,181.80 per month, together with \$47.27 per month as rental tax, for 60 consecutive months commencing with the execution of this lease and this mortgage, with the exception that 3 monthly payments are to be paid in advance.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

~~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.~~

"All of the mortgagors right, title and interest in and to a ground lease between Alex Kiriakides, Jr., and John Kiriakides, as lessors and Robwel Associates, Inc., as lessees; together with all leasehold improvements on that certain piece, parcel or lot of land, situate, lying and being in the State of Court Carolina, County of Greenville, and more particularly described as follows:

Being, shown on plat of Dalton & Neves as Lot No. 2 as shown on Schedule "A" attached hereto and made a part hereof.

Lease Agreement recorded December 7, 1979 in Deed Book 1117 at Page 33.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
\$ 10.00

GCTO -----2 DE28 75 1566

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