

FILED
GREENVILLE CO. S. C.
NOV 19 11 45 AM '70
OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

THIS INDENTURE, made the 16th day of November, in the year one thousand nine hundred and seventy, between GREENVILLE INDUSTRIAL PARK, INC., a South Carolina corporation, designated as the Mortgagor, and SOUTHLAND LIFE INSURANCE COMPANY, a Texas corporation having its principal office at Southland Center, Dallas, Texas, being hereinafter known and designated as Mortgagee.

WITNESSETH, WHEREAS, the said Mortgagor is justly indebted to the said Mortgagee in the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00) and has agreed to pay the same with interest thereon, according to the terms of a certain note or obligation bearing even date herewith, to which note reference is specifically made, providing for the payment thereof in installments, the last of which is due and payable on December 1, 1990.

NOW THIS INDENTURE WITNESSETH, that the Mortgagor, for the better securing the payment to the said Mortgagee of the said sum of money mentioned in said note or obligation, with interest thereon, and also for and in consideration of the sum of One Dollar to the Mortgagor in hand paid by the Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and convey unto the Mortgagee, its successors and assigns, forever all that piece or parcel of land lying and being in the County of Greenville, South Carolina, described as follows:

All that piece, parcel or lot of land situate, lying and being at the Northwestern corner of the intersection of Wade Hampton Boulevard (U.S. Highway 29) and Balfer Drive near the City of Greenville, County of Greenville, State of South Carolina, being a portion of the property shown on a plat prepared by William R. McCoy, dated December 19, 1969, entitled "Property Survey Request of Otto White," and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book UUU at Page 137 and having, according to a more recent plat prepared by William R. McCoy, dated October 22, 1970, entitled "Property of Greenville Industrial Park, Inc.," the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the intersection of Balfer Drive and Wade Hampton Boulevard (U.S. Highway 29), and running thence with the Easterly side of Balfer Drive, the following courses and distances: N. 38-54 W. 151.2 feet to an iron pin, thence N. 26-58 W. 20 feet to an iron pin;

THENCE N. 43-00 E. 121.8 feet to an iron pin;

THENCE S. 47-00 E. 168.5 feet to an iron pin on the Northwestern