

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)  
A & B Properties, Inc. (herein "Borrower") and the  
Mortgagee First Piedmont Bank and Trust Company  
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Fifty Thousand and No/100-----  
-----Dollars (\$ 50,000.00) as evidenced by the Borrower's promissory Note of  
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest  
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable -----  
one year from date; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout  
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may  
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for  
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-  
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage  
shall be security for all obligations of the Borrower to Lender in the total principal amount of Fifty Thousand  
and No/100----- Dollars (\$50,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-  
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower  
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof  
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid  
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the  
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)  
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other  
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-  
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)  
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obliga-  
tions secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-  
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-  
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,  
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying  
and being in the County of Greenville, State of South Carolina, on the southern side of  
East Georgia Road and being known and designated as the greater portion of tract No. 4  
and a small portion of tract No. 1 of the property of Nancy Carolina Hughes, plat of  
which is recorded in the RMC Office for Greenville County in Plat Book E at Page 297,  
and having, according to a more recent survey by Carolina Engineering Company, dated  
August 28, 1972, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of East Georgia Road joint front corner of  
the within described property and that now formerly of Calvin Martin, Jr., and running  
thence S.66-07 E. 800 feet; thence continuing with East Georgia Road S.63-53 E. 100 feet;  
S.58-03 E. 100 feet; S.52-18 E. 473 feet; thence continuing S.53-12 W. 943.1 feet; S.48-40 E.  
114.7 feet; S.40-20 W. 132 feet; S.65-46 E. 121.5 feet; S.69-04 E. 140 feet; S.43-02 W.  
153.2 feet; S.24-49 W. 100 feet; S.62-43 W. 86.5 feet; S.25-13 W. 169 feet; S.32-09 W. 101.5  
feet; S.05-10 E. 145.9 feet; S.04-45 W. 71.5 feet; S.11-48 E. 164.3 feet; S.13-33 E. 89.2  
feet; S.64-38 W. 114.6 feet; S.05-24 W. 116.7 feet; S.87-55 W. 162.6 feet; S.81-37 W. 314  
feet; S.84-15 W. 303 feet; N.58-26 W. 122.5 feet; N.49-07 W. 444.5 feet; N.20-30 E. 69  
feet; N.09-54 W. 676.5 feet; N.09-45 E. 310.8 feet; N.26-38 E. 660 feet; N.29-30 E. 37.5  
feet; S.60-30 E. 206.84 feet; N.29-30 E. 886.6 feet to an iron pin on the southern side of  
East Georgia Road, the point of beginning.

Mortgagee agrees to release any portion of the above described property upon payment to  
the mortgagee of any amount equal to \$1,000.00 per acre of the property sought to be  
released.