GREENVILLE CO. S. C. BOOK 1308 PAGE 502
MAR 23 4 20 PM
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA,

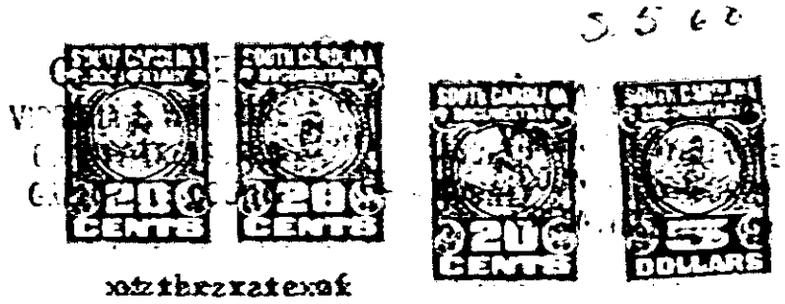
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS, Darracott Auto Parts, Inc. owner of fifty (50%) percent interest in The Middleton Group, hereby mortgages its interest in the partnership property described below as security for note of even date hereinafter called the mortgagor(s), is (are) well and truly indebted to M. William Bashor, pr., John F. Palmer, Edgar A. Semchenko and Rita A. Ballew

hereinafter called the mortgagee(s), in the full and just sum of ----------
Fourteen Thousand and No/100 ($14,000.00)----------
Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows: due and payable on or before July 1, 1976;

5.50



with interest thereon from date at the rate of and the mortgagor(s) has (have) further promised and agreed to pay a reasonable amount due for attorney's fee if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid 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 to grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in theState of South Carolina, County of Greenville on the southern side of Wade Hampton Boulevard and being shown as Tract A on plat of property of the Middleton Group, as prepared by Piedmont Engineers Architects Planners, dated April 17, 1975, and recorded in the RMC Office for Greenville County in Plat Book 5J atpage 37, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Wade Hampton Boulevard, said point being 369.6 feet southwest of the intersection of Wade Hampton Boulevard and East Lee Road; thence S. 47-00 E., 173.4 feet to a point; thence N. 43-00 E., 26.5 feet to a point; thence, N. 19-00 W., 48 feet to a point; thence N. 43-00 E., 31 feet to a point; thence S. 47-00 E., 194.9 feet to an iron pin; thence, S. 43-00 W., 250 feet to an iron pin; thence N. 47-00 W., 68 feet to a point; thence N. 12-20 W., 5 feet to a point; thence N. 47-00 W., 21 feet to a point; thence N. 12-20 W., 95 feet to a point; thence N. 43-00 E., 90 feet to a point; thence, 47-00 W., 153 feet to a point on the southern side of Wade Hampton Boulevard; thence with Wade Hampton Boulevard N. 43-00 E., 24 feet to the point of beginning.

HOWEVER, subject to the existing easement for ingress and egress from time to time by foot or vehicular traffic over a 24 foot strip of the described property, which strip of land is more particularly described below. Said easement is for the benefit of all property adjoining or touching the strip of easement property below described and is for the mutual benefit of all such property and is a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the property adjoining the easement strip and to the convenient and proper use thereof and is for a commercial purpose and is transmissible by deed, mortgage or otherwise, upon conveyance of transfer of the property adjoining the easement strip. The said strip is conveyed subject to the condition that no structure driveway paving and utility usage which does not unduly interfere with ingress and egress, shall be erected or placed thereon, nor shall said strip be used for any purpose inconsistent with its rights and purposes hereinabove set out.

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