

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
SEP 23 4 53 PM '80

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBARK PROPERTIES, A South

Carolina Limited Partnership (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto WACHOVIA BANK & TRUST COMPANY, N.A. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Fifty

Thousand and no/100----- DOLLARS (\$150,000.00)
with interest thereon from date ~~XXXXXX~~ at a rate equal to one half (1/2) of one percent (1%) above the prime rate of Wachovia Bank & Trust Company for the first year, one percent (1%) above said prime rate thereafter; interest only payable on a quarterly basis during the first year. Thereafter, installments and accrued interest will be due with each installment.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

(For Legal Description See Exhibit A Attached Hereto)

This Mortgage is subject and subordinate to the Mortgage given by McLeod Properties, Inc., to Liberty Life Insurance Company securing the original principal sum of Five Hundred Fifty Thousand (\$550,000) Dollars, recorded on May 25, 1979, in Mortgage Book 1467 at page 770.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 50.00

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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