

County of GREENVILLE

THIS MORTGAGE made this 15th day of December 1980

by Robert L. Green

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S. C. 29602

WITNESSETH

THAT WHEREAS Green Motels, Inc. is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand and no/100----- Dollars \$ 100,000.00 which indebtedness is evidenced by the Note of Green Motels, Inc. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is On Demand after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference, and WHEREAS the undersigned Mortgagor is the principal shareholder of Green Motels, Inc. and Guarantor of the above-referenced Note,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-60, as amended, Code of Laws of South Carolina 1976, any future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or by other promissory notes, and a renewals and extensions thereof, and all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$100,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, lying and being on the westerly side of Chinquapin Lane, near the City of Greenville, S. C., being known and designated as Lot No. 284 A, Sector VI, plat of Botany Woods, as recorded in the RMC Office for Greenville County, S. C. in Plat Book YY, at Page 131 and having, according to more recent survey dated June 18, 1980, prepared by W. R. Williams, Jr., Surveyor, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Chinquapin Lane, joint front corner of Lots 284 A and 285 and running thence with the common line of said Lots, S. 72-14 W. 191.6 feet to an iron pin, joint rear corner of Lots 284 A and 285; thence N. 18-45 W. 120 feet; thence N. 2-08 E. 49 feet to an iron pin, joint rear corner of Lots 284 A and 284; thence with the common line of said Lots, N. 80-17 E. 190.3 feet to an iron pin on the westerly side of Chinquapin Lane; thence with the westerly side of Chinquapin Lane, S. 8-50 E. 40 feet; thence continuing with said Lane, S. 14-41 E. 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor herein by deed of Frank Ulmer Lumber Company, dated July 11, 1966 and recorded in the RMC Office for Greenville County, S. C. on July 14, 1966 in Deed Book 802, Page 127.

ALSO: ALL that piece, parcel or lot of land situate, lying and being at the southwestern corner of Bonaventure Drive and Chinquapin Lane near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 284, Sector 6 of a subdivision known as Botany Woods, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book YY, at Page 131 and having, according to a more recent survey dated June 18, 1980, prepared by W. R. Williams, Jr., Surveyor, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Bonaventure Drive at the joint corner of Lots Nos. 284 and 365 and running thence with the southern side of said Drive, S. 88-58 E. 85 feet to an iron pin; thence continuing with said Drive, S. 85-22 E. 60 feet to an iron pin at the intersection of said Drive with Chinquapin Lane, which intersection is curved for a distance of 36.7 feet; running thence with Chinquapin Lane, S. 0-13 W. 65 feet to an iron pin; thence continuing with said Lane, S. 8-50 E. 70 feet to an iron pin at the corner of Lots Nos. 284 and 284 A; running thence with the joint line of said Lots, S. 80-17 W. 190.3 feet to an iron pin at the joint rear corner of Lots Nos. 284 and 365; running thence with said Lots, N. 2-08 E. 200 feet to an iron pin, the point of beginning. (See attachment for continuation)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto)