

State of South Carolina

FILED
GREENVILLE S.C.

REC: 1540 PAGE 979

County of GREENVILLE

MAY 12 2 30 PM '81

Mortgage of Real Estate

JOHN D. ANNERSLEY
R.M.C.

THIS MORTGAGE made this _____ day of May, 19 81.

by BROWN PROPERTIES, a General Partnership

(hereinafter referred to as "Mortgagor") and given to CAPITAL BANK & TRUST COMPANY

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 8,

Belton, South Carolina, 29627

WITNESSETH:

THAT WHEREAS, Brown Properties, a General Partnership
is indebted to Mortgagee in the maximum principal sum of Two Hundred Three Thousand and No/100
Dollars (\$ 203,000.00), which indebtedness is
evidenced by the Note of Brown Properties, a General Partnership of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 90 days after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

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 29-3-50, as amended, Code of Laws of South Carolina (1976), (i) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof, and (ii) 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
\$ 203,000.00, 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, situate, lying and being
on the Southwesterly side of Interstate 385 at the intersection of Congaree
Road and Pate Drive containing 1.91 acres as shown on plat of property of
Palmetto Properties prepared by Tri-State Surveyors dated October 31, 1973,
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of the intersection of Pate Drive and
Congaree Road and running thence with the centerline of Congaree Road N.
33-07 W., 325.2 feet to a nail; thence N. 57-12 E., 242.2 feet to an iron
pin along the Southwesterly edge of the right-of-way of Interstate 385;
thence with the Southwesterly edge of the right-of-way of said Highway
S. 44-30 E., 281.3 feet to an iron pin in the centerline of Pate Drive;
thence with the centerline of Pate Drive S. 44-20 W., 172.0 feet to an iron
pin; thence continuing with the centerline of Pate Drive S. 52-00 W., 130.0
feet to a nail, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of
Palmetto Properties, a Partnership, recorded in the Greenville County RMC
Office on February 22, 1980, in Deed Book 1120 at Page 998.

This mortgage is junior in priority to that certain note and mortgage
heretofore given and granted to The Citizens & Southern National Bank of
South Carolina, dated November 30, 1973, and recorded in the Greenville
County RMC Office in REM Book 1297 at Page 231 and subsequently assigned
to Pilot Life Insurance Company in REM Book 1313 at Page 269, on May 22,
1974.

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RECORDED IN S.C. DEED BOOK 1120 PAGE 998
DOCUMENTARY TAX
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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).

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