

County of GREENVILLE

BOOK 1575 PAGE 445

THIS MORTGAGE made this 16th day of July, 1982

by Paris Point Development, Inc.

(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, SC 29602

WITNESSETH:

THAT WHEREAS, Paris Point Development, Inc. is indebted to Mortgagee in the maximum principal sum of One Hundred Twenty Thousand and No/100 Dollars (\$ 120,000.00), which indebtedness is evidenced by the Note of Paris Point Development, 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 365 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 \$ 120,000.00, 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 piece, parcel or tract of land in Greenville County, State of South Carolina, containing 15.92 acres, and being shown and designated as "Property of W. N. Watson, Jr., and E. B. Watson", according to a plat made by Freeland and Associates, RLS, May 28, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-G at Page 8. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin at the joint corner of other property owned by Liberty Life Insurance Company, which point is 124.29 feet in a Northeasterly direction from Foothills Road, and running thence along joint line of other property owned by Liberty Life Insurance Company, N. 32-29 W. 961.12 feet to an old axle at joint corner of property with Green Valley Golf Course; thence with joint line of said property N. 16-46 E. 201.04 feet to an iron pin; thence continuing N. 16-46 E. 171.66 feet to an iron pin; thence N. 11-30 E. 25.00 feet to a point in Reedy River; thence S. 62-36 E. 32.28 feet to a point in a creek; thence with the creek as the line, the following courses and distances: S. 31-59 E. 184.26 feet, S. 65-02 E. 197.04 feet, S. 59-28 E. 178.63 feet, S. 47-20 E. 229.73 feet, S. 74-35 E. 146.90 feet, N. 73-19 E. 218.92 feet; thence leaving said creek and running thence S. 15-48 E. 466.08 feet to an iron pin at an old stone; thence S. 69-12 W. 751.14 feet to an iron pin, the point of beginning.

ALSO: All that piece, parcel or tract of land, containing 8.28 acres, more or less, situate, lying and being on the Northern side of Foothills Road, near the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat entitled "Survey for Liberty Properties," prepared by John R. Long, dated February 3, 1979, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-I at Page 2, the following metes and bounds:

BEGINNING at an iron pin on the Northern edge of the right-of-way for Foothills Road, and running thence with the line of property now or formerly of Green Valley Estates (Golf Course) N. 25-43-60 E. 549.93 feet to a stake; thence N. 17-49-1 E. 88.95 feet to an iron pin; thence N. 21-49-9 E. 161.94 feet to an iron pin; thence N. 61-26-29 E. 106.89 feet to an iron pin; thence S. 33-28-12 E. 961.42 feet to an iron pin; thence S. 52-9-49 W. 124.23 feet to an iron pin on the Northern edge of the right-of-way for Foothills Road; thence with the Northern edge of the right-of-way for Foothills Road, the following courses and distances: N. 62-24-20 W. 250.89 feet to an iron pin; thence N. 68-52-0 W. 203.90 feet to an iron pin; thence N. 89-54-0 W. 177.69 feet to an iron pin and thence S. 70-23-2 W. 278.07 feet to the point of beginning. SEE ATTACHED

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident 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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