



MORTGAGE OFFICIAL ESTATE-Office of Wyche, Burgess, Freeman & Pasham, P.A. Greenville, S. C.

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MAY 23 8 57 AM '73 MORTGAGE DONNIE S. TANKERSLEY R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: 1ST TRUST, LTD., a South Carolina corporation (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont Mortgage Co., Inc. (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 Million Six Hundred Thousand and No/100----- DOLLARS (\$ 1,600,000.00 ) with interest thereon from date at the rate of ~~percent~~ One Hundred Fifty (150%) per cent of the prime commercial lending rate of interest charged by First Piedmont Bank & Trust Company of Greenville, South Carolina, adjusted quarterly, advances to be made up to said maximum sum in accordance with a Loan Agreement of even date hereof, interest on advances from the date thereof payable annually on the anniversary date of said Note, beginning in the year 1974, entire outstanding principal balance and any accrued and unpaid interest due and payable on December 31, 1979.

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:

ALL those pieces, parcels or lots of land, with all improvements thereon, located in the County of Greenville, South Carolina, as more particularly described on Exhibit "A" attached hereto and made a part hereof.

ADDITIONAL tracts of property may be added to the lien of this Mortgage by the execution and recording of appropriate amendments to this Mortgage or additional Mortgage instruments in the future.

AS to the property designated as "Tract I" on Exhibit "A", or as to such lesser portion thereof as may remain subject to the Purchase Money Mortgage described below after the execution of releases from said Purchase Money Mortgage from time to time, the lien of this Mortgage is subject and subordinate to that certain Purchase Money Mortgage of even date herewith, given by the Mortgagor to T. C. Threat, M. F. Woodward, and Cherry Investors, Inc., recorded in the R.M.C. Office of Greenville County in Mortgage Book 1278 at Page 223 . As to the property designated as "Tract II" on Exhibit "A", or as to such lesser portion thereof as may remain subject to the Purchase Money Mortgage described below after the execution of releases from said Purchase Money Mortgage from time to time, the lien of this Mortgage is subject and subordinate to that certain Mortgage given by the Mortgagor to Wm. R. Timmons, Jr., and W. T. Patrick, dated November 28, 1972, and recorded in said Office in Mortgage Book 1260 at Page 402.

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.