

GREENVILLE CO. S

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MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

VILLGREEN, A LIMITED PARTNERSHIP -----
organized and existing under the laws of South Carolina -----
having its principal place of business at Charleston, South Carolina -----
(hereinafter with its successors and assigns called the Mortgagor) sends Greetings:

WHEREAS, the Mortgagor is well and truly indebted unto MID-SOUTH MORTGAGE COMPANY, INC. -----
a corporation organized and existing under the laws of South Carolina -----, having its principal place of business at
Aiken, South Carolina ----- (hereinafter with its successors and
assigns called the Mortgagee), in the sum of Three Million Four Hundred Ninety-five Thousand Four Hundred--
Dollars (\$ 3,495,400.00-----) as evidenced by Mortgagor's Note of even date herewith bearing inter-
est from date on outstanding balances at -----Nine * -----per cent (--9*--%) per annum, said
principal and interest being payable in monthly installments as provided in said Note with a final maturity of June 1, 2020---,
which Note is identified as being secured hereby by a certificate thereon. Said Note and all of its terms are incorporated herein by
reference and this conveyance shall secure any and all extensions thereof, however evidenced.

Mortgagor desires to secure payment of the same and also to secure the performance of all covenants and agreements herein contained,
and in a building loan agreement between the Mortgagor and the Mortgagee hereinafter mentioned;

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to
the Mortgagee, and also in consideration of the further sum of Ten Dollars (\$10) 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 successors and assigns, the fol-
lowing-described real estate situated in the County of Greenville, State of South Carolina:

All that certain tract, piece or parcel of land, situate, lying and being in the County of
Greenville, near the City of Greenville, State of South Carolina, containing 11.95 acres
of land as shown and designated on a plat entitled "Survey for Villgreen, A Limited Partner-
ship" and dated June 1, 1978, made by Freeland and Associates and being more particularly
described as follows: Beginning at a point formed by the centerline intersection of Old
Spartanburg Road (SC Road S-94) and the centerline of Gaithburg Square and proceeding South
20 degrees 30 minutes East for 57 feet to the Point of Beginning, marked P.O.B.; thence
South 45 degrees 58 minutes East for a distance of 163.45 feet to a point; thence South
47 degrees 01 minute East for a distance of 234.84 feet to a point; thence South 53 degrees
32 minutes East for a distance of 110.69 feet to a point; thence South 44 degrees 21 minutes
East for a distance of 122.57 feet to a point; thence South 31 degrees 49 minutes East for
a distance of 87.00 feet to a point; thence South 10 degrees 46 minutes East for a distance
of 125.06 feet to a point; thence South 7 degrees 17 minutes East for a distance of 78.84
feet to a point; thence South 7 degrees 03 minutes West for a distance of 46.2 feet to a
point; thence South 11 degrees 52 minutes West a distance of 93.65 feet to a point; thence
South 20 degrees 00 minutes West a distance of 59.73 feet to a point; proceeding thence
South 22 degrees 01 minutes West for a distance of 85.63 feet to a point; proceeding thence
South 23 degrees 38 minutes West a distance of 67.74 feet to a point; thence South 29 degrees
51 minutes West a distance of 32.15 feet to a point; thence North 69 degrees 04 minutes West
for a distance of 100.28 feet to a point; proceeding thence North 70 degrees 23 minutes
West for a distance of 244.96 feet to a point; thence North 2 degrees 23 minutes East for
a distance of 64.53 feet to a point; proceeding thence North 25 degrees 52 minutes East
a distance of 59.79 feet to a point; thence North 59 degrees 44 minutes West for a distance
of 237.55 feet to a point; thence North 63 degrees 29 minutes West a distance of 353.29 feet
to a point; thence North 34 degrees 32 minutes East a distance of 327.81 feet to a point;
thence North 39 degrees 07 minutes East for a distance of 150.00 feet to a point; thence
North 34 degrees 32 minutes East for a distance of 200.00 feet to a point; being the Point
of Beginning. Said property is bounded in general on the North and East by Gaithburg
Square, on the South by Eastgate Village and on the West by Old Spartanburg Rd., (SC Rd.
S-94).

DEED : Ruby J. Dillaed, et. al. - Deed Book 953 page 222
Recorded 8-25-72 223
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* Up to and including the date of final endorsement of the secured note; thereafter, the
loan shall bear interest at the rate of Seven and one-half percent (7½%) per annum payable
on the first day of each month on the outstanding balance of principal.

MITEE ADDRESS - MIDDLEBURG MALL
COLUMBIA, S.C.

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