

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA) 1998 4 22 PM
COUNTY OF GREENVILLE) FRANKIE S. TANKERSLEY
M.M.C. MORTGAGE AND SECURITY AGREEMENT

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THIS INDENTURE, made the 10th day of August, in the year One Thousand Nine Hundred and Seventy-eight, between LOWNDES HILL REALTY COMPANY, a corporation organized and existing under the laws of the State of South Carolina, being hereinafter known and designated as Mortgagor, and FIRST NATIONAL BANK OF SOUTH CAROLINA, a national banking association organized and existing under the laws of the United States of America, having its principal place of business in Greenville, South Carolina, being hereinafter known and designated as Mortgagee.

W I T N E S S E T H:

WHEREAS, Mortgagor is justly indebted to the said Mortgagee in the sum of Two Hundred Forty Thousand and No/100 (\$240,000.00) Dollars, and has agreed to pay the same with interest thereon, according to the terms of a certain promissory note bearing even date herewith, to which note reference is specifically made, providing for the payment thereof in installments the last of which is due and payable on or before February 1, 1999.

NOW THIS INDENTURE WITNESSETH, that the Mortgagor, for the better securing the payment to the said Mortgagee of the said sum of money mentioned in said promissory note, with interest thereon, and also for and in consideration of the sum of One and No/100 (\$1.00) Dollar to the Mortgagor in hand paid by the Mortgagee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and convey unto the Mortgagee, its successors and assigns, forever, all that certain tract or parcel of land situate in the City of Greenville, County of Greenville, State of South Carolina, which is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference for all purposes, hereinafter being known and designated as the Mortgaged Premises.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof;

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