

State of South Carolina

FILED
GREENVILLE CO. S. C.

BOOK 1456 PAGE 735

County of GREENVILLE

FEB 5 12 17 PM '79

Mortgage of Real Estate

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 26th day of January 19 79

by First Carolina Development Corporation

(hereinafter referred to as "Mortgagor") and given to Bankers Trust

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S.C.
29602

WITNESSETH

THAT WHEREAS First Carolina Development Corporation
is indebted to Mortgagee in the maximum principal sum of Twenty-seven Thousand Five Hundred
and 00/100 Dollars (\$ 27,500.00), which indebtedness is
evidenced by the Note of First Carolina Development Corporation of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 180 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) 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 for 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
\$ 27,500.00 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 lot of land situate, lying and being on the western
side of Southland Avenue, and having according to a plat entitled Property of
Southland Co., A Partnership, dated April 4, 1978, and revised April 5, 1978,
prepared by C. O. Riddle, Surveyor, recorded in the RMC Office for Greenville
County, S. C. in Plat Book 6-H, at Page 38, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the western side of Southland Avenue at the joint
front corner of the premises herein described and property now or formerly of
J. P. Thompson, Jr. and running thence with the line of property now or
formerly of J. P. Thompson, Jr. S. 63-35 W. 196 feet to an iron pin in the
line of property now or formerly of McDaniel Heights Apartment Corp. at the
joint rear corner of Lot No. 1 and property now or formerly of J. P.
Thompson, Jr.; thence with the line of property now or formerly of McDaniel
Heights Apartment Corp. N. 26-29 W. 69.94 feet to an iron pin at the joint
rear corner of Lots Nos. 1 and 2; thence with the line of Lot No. 2 N. 64-10
E. 196.83 feet to an iron pin on the western side of Southland Avenue at the
joint front corner of Lots Nos. 1 and 2; thence with the western side of
Southland Avenue S. 25-50 E. 67.89 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of
The Southland Company, a South Carolina General Partnership, dated January
26 1979, and recorded in the RMC Office for Greenville County, South Carolina,
in Deed Book 1096, at Page 501 on February 5, 1979

RECORDED BY
TAX \$11.00

TOGETHER with all and singular rights, tenements, hereditaments and appurtenances belonging or in any way connected
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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