

First Mortgage on Real Estate

FILED  
SOUTH CAROLINA  
AUG 14 2 46 PM '79  
DONNIE L. WYERSLEY  
R.M.C.

14 15 1979

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

McDaniel Associates, a general partnership existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six hundred fifty six thousand and no/100's

DOLLARS (\$656,000.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable Eighteen (18) months from date

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 to secure the performance of all covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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 successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the City of Greenville, County and State aforesaid, containing 76,520 square feet and being approximately 1.74 acres, located on and adjacent to the abandoned section of Webster Street, and has according to a plat prepared by Freeland and Associates, Engineers, dated April 2, 1979, recorded in the RMC Office for Greenville County in Plat Book 7G page 45, the following metes and bounds to wit:

BEGINNING at a concrete monument located on the northern right-of-way for Webster Street, said point being the common corner between property owned by Freeman, Wells and Major and property designated as McDaniel Green Phase I, and running thence along said line S. 20-15 W. 32.2 feet to a spike; thence N. 69-42 W. 261 feet to a spike; thence N. 57-45 W. 47.1 feet to a spike; thence N. 33-37 E. 22.7 feet to an iron nail; thence N. 69-45 W. 14.2 feet to an iron nail; thence N. 70-13 W. 10.3 feet to an iron nail; thence N. 33-00 E. 207.37 feet to an iron nail; thence S. 73-52 E. 247 feet to an iron nail; thence S. 22-07 E. 98 feet to a concrete monument; thence S. 32-26 W. 151.1 feet to the point of beginning.

THIS is the same property conveyed to McDaniel Associates by the City of Greenville, by deed dated July 24, 1979 and recorded on July 25, 1979 in Deed Volume 1107 page 807.

THIS property is subject to the Master Deed establishing McDaniel Green North Horizontal Property Regime, recorded on August 9, 1979, in Deed Volume 1109 Page 45.

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