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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DURHAM BURGESS FREEMAN & PARHAM
P.A. GREENVILLE S.C.
MORTGAGE

BOOK 1493 PAGE 465

TO ALL WHOM THESE PRESENTS MAY CONCERN: BEA INVESTORS, a North

Carolina general partnership, (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Southern National Bank of North Carolina, (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 Forty-Four Thousand and no/100 -----DOLLARS (\$44,000.00) with interest thereon from date at the rate of 13 per centum per annum, said principal and interest to be repaid as follows:

Installments of \$656.97 per month due through ~~DECEMBER XXX, 1989~~ January 8, 1990.

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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 that certain piece, parcel or lot of land lying in Greenville County on South Carolina Highway No. 14, consisting of 3.36 acres according to the plat entitled "Property of The Macke Company", dated September, 1978, prepared by Dalton & Neves, Co., Engineers, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6T at Page 84, having according to said plat, the following metes and bounds, to wit:

BEGINNING at a point located on the northeastern right-of-way of South Carolina Highway No. 14, approximately 453.17 feet from the intersection of said highway and Phillips Road; thence along said right-of-way N69-28 W, 28.0 feet to a point; thence continuing along said right-of-way N 70-55 W, 222.0 feet to a point, which point forms a joint corner of subject property and certain property nor or formerly owned by Greenville Spartanburg Airport; thence N 0-43 W, 560.15 feet to a stone; thence N 79-16 E, 238.6 feet to an iron pin; thence along a common boundary of subject property and other property owned by Grantor, S 0-43 E, 687.0 feet to the point of beginning.

Derivation: Deed of Thomas E. Avent to Mortgagor recorded in the RMC Office for Greenville County on October 16, 1979, in Deed Book 1113 at Page 715.

This mortgage is subject and subordinate to the mortgage of Durham Life Insurance Company recorded on August 31, 1979, in mortgage volume 1479 at Page 243.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
1980

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.

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