

State of North Carolina
County of Davidson

Mortgagee's mailing address:
301 College Street
Greenville, South Carolina
28015-2180

FILED
GREENVILLE, S.C.

NOV 18 11 29 AM '80

MORTGAGE

BORN TANNERSLEY
R.M.C.

THIS MORTGAGE is made this 13 day of October,
1980 between the Mortgagor, Eastland Properties, Inc., a Delaware
corporation, (herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand
(\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated the date hereof, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on xxxxxxxx
xxxxxxxxxxxxxxxxxxxx as set forth in the Note.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
contained, ~~and for the repayment of any future advances, with interest thereon, made to Borrower by~~
~~Lender pursuant to paragraph 21 hereof (herein "Future Advances")~~, Borrower does hereby mortgage,
grant and convey to Lender and Lender's successors and assigns the following described property located
in the County of Greenville, State of South Carolina:

(See Exhibit A annexed hereto).

This Mortgage incorporates the terms and conditions of that certain
Mortgage held by Mortgagee affecting the premises in the original
principal amount of \$1,164,000.00. It is understood and agreed that
except for the obligation to pay the Note, nothing herein shall impose
upon Mortgagor any obligation in excess of, or more onerous than
as set forth in the prior Mortgage.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
12 00

which has the address of 300 Sulphur Springs Road, Greenville
(Street) (City)
South Carolina, (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all
the improvements now or hereafter erected on the property, and all easements, rights, appurtenances,
rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and
all fixtures now or hereafter attached to the property, all of which, including replacements and additions
thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the
foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein
referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, ~~that the Property is one parcel~~, and that Borrower will
warrant and defend generally the title to the Property against all claims and demands, subject to any
declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance
policy insuring Lender's interest in the Property.

0.80

4328 RV-2