

APR 3 12 20 PM '81
DONNIE S. TANKERSLEY
R.H.C.

1537 43657

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Garraux Associates, a South Carolina Limited Partnership operating 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 Four Hundred Thousand and 00/100 DOLLARS (\$ 400,000.00), 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

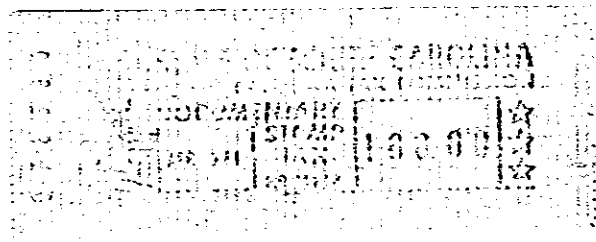
WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable March 31, 19 82 .

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, containing 0.94 acres, more or less,

All that piece, parcel or lot of land/ with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northeastern side of Garraux Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Parcel No. 6 on plat entitled Peace-Hagood Associates, prepared by W. R. Williams, RLS, dated October, 1979, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the northeastern corner of the intersection of Garraux Street and North Main Street and running thence with North Main Street N. 20-15 E. 153.6 feet to an old iron pin at the joint corner of the premises herein described and property now or formerly of Presbyterian College; thence running with the common line of the premises herein described and property now or formerly of Presbyterian College S. 64-22-30 E. 269.35 feet to an old iron pin; thence running S. 16-01 W. 147.79 feet to an old iron pin on the northern side of Garraux Street; thence with the northern side of Garraux Street N. 65-51 W. 279.72 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Lucy B. Williams, dated July 31, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1130, at Page 768.



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