

1994 215

RECORDED
JAN 21 1994
R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Seven Come Eleven, a general partnership, by its managing partner, (hereinafter referred to as Mortgagor)

SENDS GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto the FIRST NATIONAL BANK OF SOUTH 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 Two Hundred Ninety Nine Thousand and no/100 (\$299,000.00) Dollars, with interest thereon as provided in said promissory note, said principal and interest to be paid as here 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 24 January, 1994.

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 the 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 Collars (\$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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located at the southeast corner of the intersection of Ashmore Bridge Road and West Butler Avenue, in the City of Mauldin, and being shown on a plat entitled "Topographic Survey for Seven Come Eleve, A South Carolina Partnership", said plat being drawn by Freeland & Associates, October 14, 1983, being recorded in the RMC Office for Greenville County, S.C., in Plat Book 10C at Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of Ashmore Bridge Road and running thence N. 22-31 W. 65.9 feet to an iron pin; thence continuing with said right of way, N. 17-26 W. 126.57 feet to an iron pin; thence N. 26-28 E. 21.79 feet to an iron pin; thence turning and running with the right of way of West Butler AVENUE, N. 70-41 E. 193.94 feet to an iron pin; thence turning and running S. 19-04 E. 207.30 feet to an iron pin; thence turning and running S. 70-23 W. 209.10 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Dwayne E. King, said deed being recorded in the RMC Office for Greenville County, S.C., in Deed Book 1194 at Page 289 on October 26, 1983.

Address of Mortgagee: 102 S. Main Street
Greenville, South Carolina 29602

1120

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JAN 24 1994
119.60
PB-11218

GC10 -3 JA24 84 091

500 & 3180

4.00CD

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