

MORTGAGEE'S ADDRESS:
PO Box 3028, Greenville, SC 29602
MORTGAGE OF REAL ESTATE

1985

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Main Street Properties, a General Partnership
(hereinafter referred to as Mortgagor) is well and truly indebted unto
First-Citizens Bank & Trust Company
(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 Thousand and No/100-----Dollars (\$ 40,000.00) due and payable
pursuant to the terms of a note executed of even date herewith

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 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 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 _____

All that piece, parcel or lot of land situate, lying and being in
the State of South Carolina, County of Greenville, City of
Greenville, and being more particularly described as follows:

BEGINNING at a point on North Main Street, 98.6 feet north of
Coffee Street, and running in a northerly direction on North Main
Street 54.0 feet to the north side line, and along the north side
line 226.5 feet in an easterly direction to a point on Brown
Street; thence along Brown Street 54.0 feet in a southerly
direction to the south side line and along south side line, 226.6
feet to a point of beginning on North Main Street, as shown on
plat of Property of the late W. C. Gibson dated August 22, 1945,
by Pickell & Pickell, Engineers.

This is the same property conveyed to the Mortgagors herein by
deeds of Charles A. Rice, Jr., et al, recorded in the Office of
the RMC for Greenville County in Deed Book 1171 at Pages 371
through 379, inclusive.

This mortgage is second and junior in lien to that certain
mortgage in favor of Charles A. Rice, Jr., et al in the original
amount of \$70,000 recorded in the Office of the RMC for Greenville
County in Mortgage Book 1576 at Page 975.

SC10 -3 AP24 84 018

STATE OF SOUTH CAROLINA
RECORDS & DEEDS TAX COMMISSION
DOCUMENTARY
STAMP
APR 24 1984
TAX \$ 16.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is
lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided
herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and
against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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