

Vol 1012 No 752

Mortgagee's Address:

Southern Bank and Trust Company  
P. O. Box 1329  
Greenville, SC 29602

10-000

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

098

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PATEWOOD OFFICE INVESTORS, A JOINT VENTURE COMPRISED OF EASLAN CAPITAL, INC.  
AND WESTMINSTER COMPANY

SEND(S) GREETING: JES PROPERTIES LIMITED PARTNERSHIP (hereinafter referred to as Additional Mortgagor) and (hereinafter referred to as Mortgagor) and

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY (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 THREE MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,800,000.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid as 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 July 16, 1986,

and Additional Mortgagor

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 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as a 9.22 acre tract, more or less, and having according to a plat entitled "Survey for JES Properties" prepared by Freeland & Associates, dated January 25, 1984, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10-T at Page 16, the following metes and bounds to-wit:

BEGINNING at an iron nail at the corner of a state road and property belonging to JES Properties and running thence along the line of the state road N. 46-34 W. 222.73 feet to an iron nail; thence continuing N. 46-35 W. 146.03 feet to an iron nail; thence turning and running N. 6-20 W. 38.17 feet to an iron nail; thence turning and running along line of a state road the following courses and distances: N. 33-54 E. 255.30 feet to an iron nail; N. 31-26 E. 50.00 feet to an iron nail; N. 26-29 E. 50.00 feet to an iron nail; N. 21-33 E. 50.00 feet to an iron nail; N. 16-36 E. 50.00 feet to an iron nail; N. 11-40 E. 50.00 feet to an iron nail; N. 6-44 E. 50.00 feet to an iron nail; N. 1-47 E. 50.00 feet to an iron nail; thence N. 2-03 W. 27.49 feet to an iron nail; thence turning and running N. 38-16 E. 36.63 feet to an iron nail; thence turning and running along line of a proposed road N. 81-10 E. 402.46 feet to an iron nail; thence turning and running along property of JES Properties S. 8-50 E. 418.38 feet to an iron nail; thence turning and running S. 34-40 W. 272.30 feet to an iron nail; thence continuing along line of property of JES Properties S. 43-26 W. 433.00 feet to the point of beginning.

(Continued)

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
JUL 10 1984  
STAMP TAX 240.00

1328-100

1328-100

10-000  
JUL 16 1984  
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