

FILED  
GREENVILLE CO. S.C.  
Dec 17 2 51 PM '84

# Mortgage Of Real Estate

DONNIE S. TANNERSLEY  
R.M.C.

State of South Carolina }  
County of GREENVILLE }

This Mortgage is made this 17th day of December 17, 19 84, between the Mortgagor, Rollout Properties, a general partnership organized and existing under and by virtue of the laws of the State of South Carolina (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a national banking association organized and existing under the laws of the United States of America whose address is P. O. Box 10207, Greenville, South Carolina, (herein "Lender").

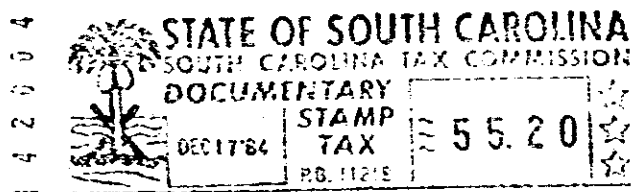
Borrower is indebted to Lender in the principal sum of One Hundred Eighty-four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 1984 (herein "Note"), providing for repayment of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2000

To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, 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 (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 17 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:

ALL that certain piece, parcel or lot of land, together with all improvements thereon, located on Guess (Green) Street, County of Greenville, South Carolina, shown on a survey entitled "Property of Rollout Properties" prepared by Freeland and Associates, dated May 12, 1981, recorded in the RMC Office of Greenville County, South Carolina, in Plat Book 8-Q, at page 5, and consisting of 0.47 acres, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located at or near the northern side of the right of way of Deering Street, at or near its intersection with Guess (also called Green) Street; thence S. 89-24 W. 50.5 feet to an iron pin; thence N. 12-17 W., 439.5 feet to an iron pin; thence N. 8-07 W. 92.8 feet to an iron pin; thence N. 80-38 E. 17.8 feet to an iron pin; thence S. 15-54 E. 255.2 feet to an iron pin; thence S. 14-03 E. 286.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to Rollout Properties, a general partnership, by deed of Real Estate Fund Investment Trust dated May 15, 1981, recorded May 15, 1981 in Book 1148 at page 170 in the RMC Office of Greenville County, South Carolina.



which has the address of 100 Guess Street, 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 seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, 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.

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