

FILED
GREENVILLE, CO. S. C.

APR 11 4 33 PM '74
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1303 PAGE 773

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Gary L. Daniels (herein "Borrower") and the
Mortgagee First Piedmont Bank & Trust Company
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Two Hundred Thousand and No/100
-----Dollars (\$ 200,000.00) as evidenced by the Borrower's promissory Note of
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable on or before
six months from date ; and

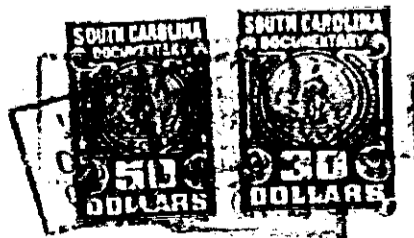
WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of Two Hundred
Thousand and No/100----Dollars (\$ 200,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon; (b) 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 (c)
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obliga-
tions secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying
and being in the southern section of Donaldson Center, East Gantt District No. 145,
Greenville, South Carolina, bounded on the north by lands of Suitt Construction Company,
on the east by right-of-way of Perimeter Road, on the south by other lands of Donaldson
Center, on the west by the centerline of Southern Railroad lead track, and being more
particularly described as follows:

Beginning at an iron pin in the most northern corner of the herein described tract, said
pin being a common corner to the lands of Suitt Construction Company and the herein
described tract, and being on the western right-of-way of Perimeter Road; thence from
beginning corner along the western right-of-way of Perimeter Road S.22-18 E. 295.3 feet
to an iron pin; thence leaving the right-of-way of Perimeter Road and along a new line
through the lands of Donaldson Center S.68-18 W. 299.45 feet to an iron pin on the center-
line of the lead track of the Southern Railroad right-of-way; thence along the centerline
of the railroad right-of-way N.22-18 W. 295.3 feet to an iron pin, said pin being a common
corner to the lands of Suitt Construction Company and the herein described tract; thence
leaving the Southern Railroad right-of-way and along the lands of Suitt Construction Company
N.68-18 E. 299.45 feet to the point of beginning, and containing 2.03 acres, more or less.



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