

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: Coal Yard Associates, a South Carolina Partnership
(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST PIEDMONT MORTGAGE COMPANY, INC. (hereinafter referred to as Mortgagee) in the sum of One Hundred Ten Thousand and No/100----- DOLLARS

(\$ 110,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is March 1, 2000 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 Greenville, and being designated as Lot No. 12 on a survey prepared by Enwright Associates, dated November 5, 1973, revised August 1, 1974, designated "Washington Park", recorded in the R.M.C. Office of Greenville County in Plat Book 4X at Page 92, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southeastern side of the right-of-way of Seaboard Coast Line Railroad, a joint corner of subject property and property owned by the City of Greenville; thence along the line of said property of the City of Greenville S. 53-17 E. 196.3 feet to an iron pin; thence N. 52-32 E. 88.0 feet to an iron pin; thence N. 37-28 W. 173.0 feet to an iron pin; thence N. 52-02 E. 241.58 feet to an iron pin located on the cul-de-sac at the end of the right-of-way of Nash Street; thence along the curve of said right-of-way having an arc radius of 50.0 feet, and arc distance of 57.53 feet to an iron pin; thence N. 48-34 W. 26.99 feet to an iron pin located on the aforesaid railroad right-of-way; thence along said right-of-way the following courses and distances: S. 43-32 W. 101.13 feet, S. 45-54 W. 101.16 feet, S. 48-52 W. 101.19 feet, S. 51-22 W. 100.97 feet, and S. 52-52 W. 24.31 feet to an iron pin, the point of beginning.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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