

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Pelham Pointe', a 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) 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 Six Hundred Fifty Thousand

and 00/100 ----- DOLLARS (\$650,000.00).

with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid: Pursuant to the terms in that mortgage recorded in Mortgage Book 1277, at Page 199. This mortgage is given for the purpose of substituting the property described herein for certain properties released from the original mortgage, and there has been no further consideration other than the release of certain properties.

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 Greenville, in the Butler Township, being shown and designated on a plat recorded in the R.M.C. Office for Greenville County in Plat Book 4-Z at Page 28 as the Graham Property, and showing the following metes and bounds, to-wit:

BEGINNING at an iron pin, said iron pin being located 894.1 feet from a point in the center of Pelham Road in a direction of S. 4-30 W; thence N. 87-38 W. 157.4 feet to an iron pin; thence N. 88-52 W. to a point along the northern right-of-way of Interstate Highway No. 385; thence turning and running in a southeasterly direction along the right-of-way of said highway an unmeasured distance of approximately 230 feet; thence turning and running in a northeasterly direction an unmeasured distance of approximately 75 feet to the point of beginning.

ALSO: All that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, on Pelham Road, being shown according to a plat prepared by Piedmont Engineers, dated January 16, 1974, having the following metes and bounds:

BEGINNING at the point of intersection of Pelham Road and the present Lowndes Hill Road and running thence S 48-55 W 5 feet; thence N. 83-16 W. 40 feet; thence N. 68-10 W 285 feet; thence N 84-44 W 96.93 feet; thence N 83-16 E 316.31 feet to a point on the west side of Pelham Road; thence with the west side of said road, S 22-14 E 13.8 feet; thence S. 27-12 E 50.5 feet; thence S 30-57 E 55 feet; thence S 36-12 E 60.7 feet to the point of beginning.

This property is being mortgaged as additional security for moneys advanced by First Piedmont Mortgage Company to Pelham Pointe', a Partnership, these moneys being a portion of an original loan in the amount of \$650,000.00, said loan represented by a mortgage recorded in Mortgage Book 1277, at Page 199**

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.

** in the R.M.C. Office for Greenville County. Documentary Stamps representing \$650,000.00 were affixed to the original note and Regulation No. 22 as it existed at that time was complied with.

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