

21 11 20 1975  
DONNIE S. TANNER R.M.C. MORTGAGE

THIS MORTGAGE is made this 24th day of September, 1975, between the Mortgagor, C.W.I., a Partnership (herein "Borrower"), and the Mortgagee, BELL FEDERAL SAVINGS AND LOAN ASSOCIATION OF INMAN, a corporation organized and existing under the laws of THE UNITED STATES, whose address is 24 South Main Street, Inman, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Hundred Thirty Thousand (630,000.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1998;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, 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 21 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 ~~XXXXXXXXXX~~ Greenville, State of South Carolina:

All that certain piece, parcel or tract of land containing 3.970 acres, more or less, situate, lying and being near the Southeastern corner of the intersection of State Park Road and U. S. Highway 25, near the City of Greenville, County of Greenville, State of South Carolina, and being more particularly shown on plat entitled "Property of C.W.I., a Partnership" dated September 4, 1975, prepared by Enwright Associates, Inc., and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5 L at Page 90, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of U. S. Highway 25 at the joint front corner of the premises herein described and Tract Bas shown on said plat, and running thence with the Western side of U. S. Highway 25, S. 38° 06' 17" W. 528.72 feet to an iron pin at the intersection of U. S. Highway 25 and South End Circle; thence with the Northern side of South End Circle, the following courses and distances: N. 51° 19' 17" W. 293.69 feet to an iron pin; N. 45° 40' 51" W. 91.50 feet to an iron pin; thence N. 32° 34' 26" W. 50.00 feet to an iron pin on the Northern side of South End Circle; thence N. 35-30 E. 351.59 feet to an iron pin on the Southern side of State Park Road; thence with the Southern side of State Park Road, S. 70° 13' 18" E. 292.43 feet to an iron pin; thence S. 38° 06' 17" W. 90 feet to an iron pin; thence S. 51° 19' 43" E. 170.00 feet to the point of beginning.

This is a portion of the same property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 1015 at Page 802.

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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