



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GREERCO PARTNERS, a South Carolina partnership by and between Tommy D. Greer, Richard E. Greer, Mary Louise Greer Storey, Catherine Greer Thornton and Jacquelyn M. Greer (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Palmetto Bank (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's ~~promissory note~~ ^{non recourse guaranty of the prom- issory} of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six Hundred Thousand ^{note of} DOLLARS (\$ 600,000.00) ^{W.J.Greer}

with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid as follows: beginning on June 2, 1977 and every month thereafter in equal monthly installments of principal and interest of \$6,080.40 each for 119 months and a final payment of balance due.

Mortgagee agrees that, in the event of default hereunder, his recovery against Mortgagor shall be limited to the property described below and mortgagor shall have no personal liability under the aforesaid Note or Guaranty or under this Mortgage.

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 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

BEGINNING on the northeasterly boundry line of the right of way of State Road No. S-440 at the southernmost corner of a tract of land conveyed to T. C. Meredith, et al, by the Atlantic Coast Line Railroad Company under deed dated April 30, 1962, which deed is recorded in Deed Book 706, at Page 453; running thence North 30° 20' East, along the southeasterly boundry line of said tract of land, 256.7 feet; thence South 59° 40' East, 600 feet; thence South 30° 20' West, 253.56 feet to the northeasterly boundry line of the right of way of said State Road No. S-440; thence along said road line, which road line curves to the left, supported by the following courses and distances, to the point of beginning: North 58° 56' West 200.02 feet; North 58° 59' West, 50.19 feet; North 59° 14' West, 49.81 feet; North 59° 59' West, 100 feet; North 60° 53' West, 82 feet; North 61° 47' West, 100 feet and North 62° 17' West, 18 feet; containing 3.49 acres, more or less.

This property was conveyed to Mortgagor by deed of Harold Brinson Moorhead recorded on April 8, 1977, in Book 1054 at Page 372; by deed of J. Morgan Goldsmith, David H. Garrett, Blake P. Garrett, William R. Timmons, Jr., and Leila U. Outlaw as Executrix of the Estate of Frank Outlaw and individually, recorded on April 8, 1977, in Book 1054, at Page 382; and by deed of William Goldsmith Company recorded on April 8, 1977, in Book 1054 at Page 375.

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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