

FILED
GREENVILLE CO. S.C.

BOOK 1600 PAGE 689

APR 4 4 09 PM '83

DONNIE S. SANDERSLEY
R.M.C. MORTGAGE

THIS MORTGAGE is made this 1ST day of APRIL, 1983, between the Mortgagor, THE COFFEE STREET COMPANY, a South Carolina General Partnership (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIX HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$637,500.00) DOLLARS, which indebtedness is evidenced by Borrower's Note dated APRIL 1, 1983, 1983 (herein "Note"), providing for monthly installments of principal and/or interest, with the balance of the indebtedness, if not sooner paid, due and payable Twelve (12) years from the expiration or termination of the lease between the Mortgagor and Mortgagee which is described more fully in the above said Note, and to be recorded simultaneously herewith and made a part hereof by reference, but in no event later than Fourteen (14) years and One (1) day from the date hereof. Reference is had to said Note for the interest rate, payment schedule and other terms, covenants, agreements and conditions therein and such Note is made a part hereof by reference for such purpose.

TO SECURE to Lender 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. Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being at the eastern corner of the intersection of East Coffee St. and North Brown Street in the City of Greenville, County of Greenville, State of South Carolina, being shown on plat of American Federal Savings and Loan Association, prepared by Freeland and Associates, dated June 29, 1981, recorded in Plat Book 8-R at page 87, and being described more particularly, according to said plat, to-wit:

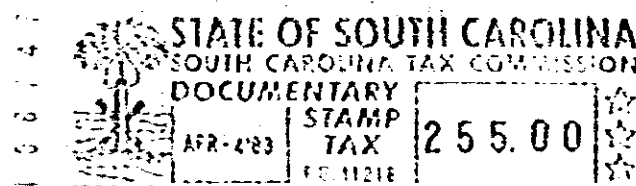
BEGINNING at a point at the eastern corner of the intersection of East Coffee Street and North Brown Street and running thence along the eastern side of North Brown Street, which line follows the outside edge of the building shown on said plat N. 18-48 E., 151.08 feet to an old iron pin at the joint corner of property now or formerly belonging to Watson; thence along the common line of said properties, S. 71-01 E., 100 feet to an iron pin; thence S. 18-45 W., 150.6 feet to an old nail and cap on the northern side of East Coffee Street; thence along the northern side of said Street, the line of which follows the outside edge of the building shown on said plat, N. 71-17 W., 100 feet to the point of beginning.

The above described property is the same property conveyed to American Federal Savings and Loan Association by deed from Hejaz Temple Holding Corporation, dated June 30, 1981, and recorded in the R.M.C. Office for Greenville County in Deed Book 1151, Page 317.

ALSO: ALL that lot of land situate on the southerly side of East North Street and on the westerly side of North Spring

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