

Corporate Mortgage Of Real Estate

FILED
GREENVILLE
JUL 15 12 18 PM '83
DONNIE S. TANKERSLEY
R.M.C.

State of South Carolina }
County of GREENVILLE }

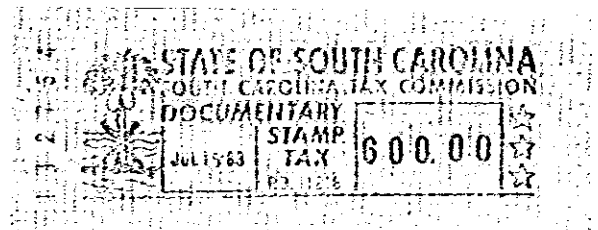
This Mortgage is made this 15th day of July, 19 83 between
Mortgagor Asher K. Cannon & Mac E. Snyder, Executors & Trustees Under the Will of Leroy Cannon and existing under and by virtue of the laws of the State of n/a (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America whose address is P. o. Drawer 969, Greenville, S. C. 29602 (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of One million five hundred thousand & No/100 (\$1,500,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1994

To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, 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 17 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 GREENVILLE, State of South Carolina:

ALL that piece, parcel or tract of land with improvements being constructed thereon containing approximately 11.4 acres on Laurens Road in the City and County of Greenville, State of South Carolina, according to a plat prepared by John R. Long & Associates for John D. Hollingsworth and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on Laurens Road at the joint front corner with property now or formerly of F. W. Symmes property running thence with the joint line of said property, N. 58-18-24 E. 1188.21 feet to a new iron pin; thence with the property of Hollingsworth, S. 30-33-30 E. 530.42 feet to a new iron pin; thence S. 58-18-24 W. 698 feet to the rear of property being presently leased by Heritage Dodge; thence N. 29-15 W. approximately 198 feet across a rear portion of property leased by Heritage Dodge; thence S. 60-47-59 W. along the Northwest side of property still leased to Heritage Dodge approximately 400 feet to an existing iron pin on Laurens Road; thence N. 31-26-34 W. 320.84 feet to the beginning corner. This is the property acquired from John D. Hollingsworth to the estate of Leroy Cannon by deed recorded in the R.M.C. Office, Volume 1183 at page 464 on March 1, 1983.



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which has the address of 2631 Laurens Road, Greenville
South Carolina (Street) 29607 (City) (herein "Property Address"):
(State and Zip Code)

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 in a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and covey 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

2325