

Mortgagee's Address:

301 College Street  
P. O. Box 408  
Greenville, SC 29602

800-1917-273

FILED  
GREENVILLE CO S.C.  
JUL 22 4 14 PM '83  
MORTGAGE  
DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 22nd day of July, 1983, between the Mortgagor, Windsor Group Investors, a general partnership organized under the laws of the State of South Carolina (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirty-one Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 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 April 1, 2003.....;

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 Greenville, State of South Carolina.

All that piece, parcel or lot of land situate, lying and being at the northwestern corner of the intersection of East Washington Street and North Brown Street in the City of Greenville, County of Greenville, State of South Carolina and having according to plat entitled "Property of Windsor Group Investors" by Freeland & Associates dated July 21, 1983 the following metes and bounds:

BEGINNING at an iron pin at the northwestern corner of the intersection of East Washington Street and North Brown Street and running thence with the northern side of East Washington Street N. 72-21 W. 30.0 feet to an iron pin; thence leaving said Street and turning and running N. 17-39 E. 60.0 feet to an iron pin on the southeastern side of a 15 foot alley; thence turning and running along the alley S. 72-21 E. 30.0 feet to an iron pin on the western side of North Brown Street; thence turning and running along North Brown Street S. 17-39 W. 60.0 feet to an iron pin at the point of beginning.

This is the identical property conveyed to Windsor Group Investors by deed of Edward R. Hamer, Jr. dated June 23, 1983 and recorded in the R.M.C. Office for Greenville County in Deed Book 1190, Page 997.

STATE OF SOUTH CAROLINA  
RECORDS & DOCUMENTS SECTION  
STAMP TAX \$1.00

STATE OF SOUTH CAROLINA  
RECORDS & DOCUMENTS SECTION  
STAMP TAX \$30.00

STATE OF SOUTH CAROLINA  
RECORDS & DOCUMENTS SECTION  
STAMP TAX \$21.64

which has the address of 21 East Washington Street Greenville

South Carolina 29603 (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 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 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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1328 (W.2)