

Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Seven Come Eleven, a general partnership, by its managing partner, (hereinafter referred to as Mortgagor)

SENDS GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto the FIRST NATIONAL BANK OF SOUTH CAROLINA (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Hundred Thousand and no/100 (\$300,000.00) Dollars, with interest thereon as provided in said promissory note, said principal and interest to be paid as here stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable 30th July, 1994.

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 to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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 successors and assigns.

ALL that piece, parcel or tract of land situate, lying and being on Buncombe Road, near the City of Greer, Greenville County, State of South Carolina, being known and designated as Lot 1 on a plat to be recorded which was prepared by Freeland and Associates, Inc. dated August 30, 1983 of COMMERCE EAST. Said lot being on the Easterly side of Buncombe Road and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of Buncombe Road and running thence with property now or formerly of G. B. Nalley, N. 64-49 E., 261.45 feet to an iron pin; thence turning and running with the joint line of Lot 8, S. 37-56 E., 148.18 feet to an iron pin in a sanitary sewer easement; thence turning and running with the joint line of Lot 2, S. 52-04 W. 255 feet to an iron on the right of way of Buncombe Road; thence turning and running with the right of way of Buncombe Road, N. 37-56 W. 205.89 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of R. D. Garrett dated February 7, 1984 and recorded February 7, 1984 in Deed Book 1205 at Page 968 in the RMC Office for Greenville County.

Address of Mortgagee: 102 S. Main Street
Greenville, South Carolina 29602

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OFFICE OF THE CLERK OF THE COURT
COUNTY OF GREENVILLE
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