

COMMERCIAL  
MORTGAGE

THIS MORTGAGE is made this 25th day of July,  
19 84, between the Mortgagor, J. W. South and Thomas H. Coker

, (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 Thirty Thousand and No/100---  
(\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note/agreement dated July 25, 1984, (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on AS STATED IN NOTE, subject to future advances or renewals.

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as .32 acres, more or less, on plat of property of Lee Huskamp as prepared by Alex A. Moss, RLS, dated May 22, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Palmetto Drive and joint property line of said .32 acres and Lee Huskamp and running thence N. 49-34 E. 218.8 feet to an iron pin, joint rear corner of said properties; running thence along said .32 acres, S. 39-43 E. 65.0 feet to an iron pin, joint property line of Rice-Cleveland and .32 acres; running thence S. 49-34 W. 218.0 feet to an iron pin, joint front corner of said properties on Palmetto Drive; running thence with said Drive, N. 40-26 E. 65.0 feet to an iron pin, the point of beginning.

ALSO: ALL that piece, parcel or lot of land in Greenville County, South Carolina, near Mauldin, S. C., containing 0.73 acres, as shown on plat for Lee Huskamp, by Alex A. Moss, R.C.E. & L.S., dated January 11, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Palmetto Drive R.O.W. 50 feet at the corner of the property now or formerly owned by Irene K. Thomas and running thence with said Thomas property N. 49-34 E. 223.5 feet to an iron pin; and running thence S. 39-43 E. 140.0 feet to an iron pin being the corner of property now or formerly owned by Quality Concrete Products, Inc.; thence running with said property S. 49-34 W. 221.8 feet to an iron pin on Palmetto Drive R.O.W. 50 feet; thence with said Palmetto Drive R.O.W. 50 feet, N. 40-26 W. 140.0 feet to an iron pin, said iron pin being the point of beginning.

ALSO: ALL that piece, parcel or lot of land in Greenville County, South Carolina, near Mauldin, S. C., containing a 3 foot section, as shown on plat of F. Towers Rice, by Alex A. which has the address of 145 Palmetto Drive, Mauldin, (Cont.)

(Street) (City)  
S. C. 29662 (herein "Property Address");  
(State and Zip Code)

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage executed by \_\_\_\_\_ to \_\_\_\_\_ of record in Mortgage Book \_\_\_\_\_ Page \_\_\_\_\_, in the Register's Office for \_\_\_\_\_ County, South Carolina.

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, including furniture, furnishings and equipment 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 seised 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.

RECEIVED

4328 (W. 2)

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--2 JUL 25 1984  
F. O. C. H.