

Mortgagee's Address:  
201 Trade Street, Fountain Inn, S.C. 29644

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE ) MORTGAGE OF REAL ESTATE

THIS MORTGAGE is made this 17th day of January, 1978, by and between the Mortgagor, MAULDIN ASSOCIATES, a general partnership, c/o A. R. Johnston, Jr., 900 Elmwood Avenue, Columbia, South Carolina, 29201, (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, 201 Trade Street, Fountain Inn, South Carolina, 29644, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWO HUNDRED SIX THOUSAND & NO/100 (\$206,000.00) DOLLARS, which indebtedness is evidenced by Borrower's note, the terms of which are incorporated herein by reference, of even date herewith (herein "Note"), and providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on the 1st day of January, 1998.

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"), and also in consideration of the further sum of Three Dollars (\$3.00) to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, 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 those certain pieces, parcels or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin as shown on plat by Enright Associates, Inc., dated September 2, 1976, and revised October 26, 1977, said plat recorded in Plat Book 6-I, Page 99, and being designated thereon as Parcel "A" (0.53 acres, more or less), and Parcel "B" (0.12 acres, more or less) said lots having the following metes and bounds, to wit:

PARCEL "A":BEGINNING at an iron pin in the right-of-way of U. S. Highway 276 (Laurens Road), the joint front corner of property herein described and property now or formerly of Sobanco Properties, Inc. as shown on Enright plat, and running thence up the joint line of property herein described and property now or formerly of Sobanco Properties, Inc., S. 64-17 W., 200 feet to an iron pin at the joint rear corner of property herein described and other property of C.W.I., a partnership; thence along the joint line of Parcel "A" herein described and Parcel "B", S. 19-56 E., 117.26 feet to an iron pin, the joint rear corner of property herein described and property designated on said plat as "Private Road" thence along said "Private Road, N. 63-44 E., 200.15 feet to an iron pin in the southeasterly right-of-way of U. S. Highway 276 (Laurens Road); thence along said right-of-way, N. 19-54 W., 115.32 feet to an iron pin, the point of beginning.

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