

First Mortgage on Real Estate

APR 4 12 35 PM '79

MORTGAGE  
DONNIE S. TANKERSLEY  
R.M.C.

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 One Hundred Thousand and No/100 (\$100,000.00) Dollars, with interest thereon as provided in said promissory note, said principal and interest to be paid as therein 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 1 April 1984.

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the afore-said 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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, and shown on a plat entitled "Oak Tree Plaza, Section 2," dated December 23, 1976, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the eastern side of Old Laurens Road at the joint corner of Lots 3 and 4 and running thence with the right-of-way of Old Laurens Road N. 24-10 W. 44.5 feet to an iron pin; thence continuing to follow the right-of-way line of Old Laurens Road N. 22-08 W. 77.21 feet to an iron pin located at the joint corner of Lots 4 and 5 of said plat; thence turning and running N. 58-47 E. 146.73 feet to an iron pin; thence turning and running S. 21-55 E. 49.81 feet to an iron pin; thence turning and running S. 49-00 E. 45.53 feet to an iron pin; thence turning and running S. 13-55 W. 39.51 feet to an iron pin; thence turning and running S. 58-47 W. 142.24 feet to the point of beginning.

This being the same property conveyed to Mortgagor herein by deed of Kathy Anne Duncan, et. al., dated 28 March 1979 and recorded 3 April 1979 in the RMC Office for Greenville County in Deed Book 1099 807. at page .

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

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STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
APR-479 40.00

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