

RENEGOTIABLE RATE

MORTGAGE

BOOK 1526 PAGE 582

276.22 DFM JPC DEC
Prentiss Properties, A General Partnership
1-3-12

CO. S. C.
1 20 PM '80
HAMMERSLEY
R.M.C.

THIS MORTGAGE is made this 1st day of December 1980, between the Mortgagor, PRENTISS PROPERTIES, a General Partnership (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of The United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$56,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 1980 (herein "Note"), providing for monthly installments of principal and interest until December 1, 1983 (end of Initial Loan Term), with 4 Renewal Loan Terms, with adjustments in the interest rate, the initial interest rate being 14%. The final maturity day of this Mortgage is December 1, 1995.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, as the same may be renegotiated under the terms of the Note at the end of the Initial Loan Term or any Renewal Loan Term, (b) 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 (c) 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 lot of land together with all improvements thereon situate on the southwestern side of South Main Street being shown as Lot B on a plat of the Property of Mauldin Estate, July 23, 1973, revised August 19, 1980 prepared by Piedmont Engineers-Architects-Planners, recorded in Plat Book 8-D at page 84 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of South Main Street at the joint front corner of Lot A and Lot B and running thence with South Main Street S 19-30 W 50.65 feet to an iron pin; thence N 70-30 W 120.33 feet to an iron pin; thence N 19-11 E 50.4 feet to an iron pin at the joint rear corner of Lot A and Lot B; thence with Lot A S 70-37 E 120.6 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Hewlett K. Sullivan, Jr. and Heyward M. Sullivan, to be recorded herewith.

RECORDED
INDEXED
STAMP
22 5 2 1980

GCTO ----- 3 DE 80 872

which has the address of 12 South Main Street, Greenville, S. C. 29601 (herein "Property Address");
(Street) (City)
(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.

7.0001

0562

4328 RV-2