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MORTGAGE SOME STANKERSLEY

ASSIGNMENT OF RENTS

THIS MORTGAGE is made this 2nd	day of	April	1981,
between the Mortgagors Paul S. Coldswith, Ni	ick A. Theod	ore and X	ason A. Goldsmith
			(herein "Borrower"),
and the Mortgagee, <u>Citizens & Southern Nations</u> a corporation organized and existing under the laws of	1 Bank of S	outh Caro	Lina,
a corporation organized and existing under the laws of	South Car	olina	, whose address is
Camperdown Way, Greenville, South Carolina			(herein "Lender").
Whereas, Borrower is indebted to Lender in the and no/100ths (\$400,000.00) Dollars, w	e principal sur hich indebted:	n o <u>f Four .</u> ness is evide	dundred Thousand need by Borrower's note
of even date herewith (herein "Note"), providing for	or monthly ins	stallments o	f principal and interest,
with the balance of the indebtedness, if not sooner pa	id, due and p	ayable on	April 30, 1982 **;
To Secure to Lender (a) the repayment of the i	ndebtedness e	videnced by	the Note, with interest
thereon, and all renewals, extensions and modification			
and agreements of Borrower contained in a Cons			
Borrower datedApril, 1981, (1			
paragraph 24 hereof; (c) the payment of all other sur	ms, with intere	est thereon,	advanced in accordance
herewith to protect the security of this Mortgage; and	(d) the perfo	ormance of t	he covenants and agree-
ments of Borrower herein contained, Borrower does he	reby mortgage	, grant, con	vey and assign to Lender
and Lender's successors and assigns (HINLENDERNIKE)	CKH XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX	KASSERKKAHOOMKKASSERA
GENERAL XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX			
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the following described property located in the Con			

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, lying on the western side of Haywood Road, and being shown on a plat of survey for Nick A. Theodore, et al., dated March 27, 1979, and prepared by Carolina Surveying Company,

This parcel is described by metes and bound as follows: BEGINNING at an iron pin on the western side of Haywood Road, which iron pin lies 825 feet, more or less, N. 14-29 E., from the intersection of Haywood Road and Transit Drive and running thence with the line of property now or formerly Walter W. Goldsmith and the Horgagor N. 75-31 W., 263.1 feet to a point; thence with Jimmy Doolittle Road, N. 14-25 E., 200 feet to a point at the joint corner of this property and property now or formerly Walter W. Goldsmith and Hortgagor herein; thence S. 75-31 E., 263.4 feet to a point on the western side of Haywood Road; thence S. 14-29 W., 200 feet to the point of beginning.

This Conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or affect the premises.

DERIVATION: This being the same property conveyed by Walter W. Goldsmith unto the Mortgagor by Deed dated April 12, 1979 and recordedin Deed Book 1101 at Page 495 in the RMC Office for Greenville County on April 30, 1979

The undersigned hereby agree to waive any right which they might have to require an appraisal in the event of default, foreclosure and sale, as may be provided under South Carolina Code, Sections 45-48, et seq. (dealing with foreclosures of real estate mortgage) as said Sections now exist or as they may hereafter be amended.

Anything in Paragraph 20 notwithstanding, any sale by any of the Mortgagors or their interest in this land to any other Mortgagor or Mortgagors, or their spouses, shall not trigger the "due on sale" provisions of this Mortgage.

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^{**} Provided, however, if this Mortgage and the Note thereby secured are purchased by South Carolina Federal Savings & Loan Association, the final maturity date shall be May 1, 1997.