

GREENVILLE CO. S. C.
OCT 21 4 30 PM '82
BONNIE S. TANKERSLEY
R.M.C.

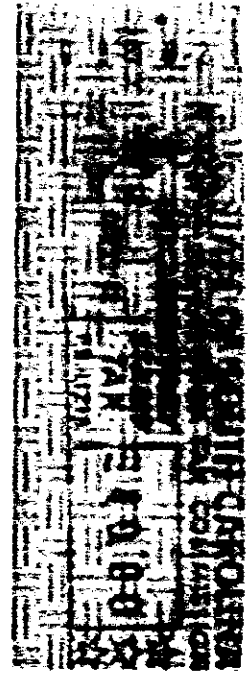
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
COUNTY OF ANDERSON

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 21st..... day of October..... 19 82..... by MOORLAND INVESTMENTS, a S. C. General Partnership (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P. O. Box 2568, Greenville, South Carolina 29602.....

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated October..... 1982.... to Mortgagee for the principal amount of One Hundred Thousand and No/100 (\$100,000.00)..... Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):



All that piece, parcel or tract of land, containing .685 acre, more or less, situate, lying and being at the Southwestern corner of the intersection of University Ridge and Church Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat prepared by Piedmont Engineers, Architects & Planners, dated March 17, 1982, revised September 20, 1982, entitled "Survey for Furman University", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-A at page 79, the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of the intersection of University Ridge and Church Street, and running thence with the Western edge of the right of way for Church Street S. 20-26-48 W. 141 feet to a point at the joint corner of the premises herein described and other property of the Mortgagor herein; thence with the line of said other property of the Mortgagor herein N. 85-57-28 W. 200 feet to a point; thence continuing with the line of said other property of the Mortgagor herein N. 20-26-48 E. 156 feet to a point on the Southern edge of the right of way for University Ridge; thence with the Southern edge of the said right of way for University Ridge S. 85-57-28 E. 185 feet to a nail; thence with the intersection of University Ridge and Church Street S. 32-45-20 E. 17.97 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Furman University, dated September 21, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1176 at page 22, on October 21, 1982.

(Cont'd. on attached Rider)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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