

419 E. N. ST
Greenville, S.C.

MORTGAGE OF REAL ESTATE OFFICE OF LOY, THORNTON, ARNOLD & THOMASON, ATTORNEYS AT LAW, GREENVILLE, S. C.

FILED
SEP 9 12 38 PM '83

900-1624 894

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: THE SOUTH CAROLINA NATIONAL BANK
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CENTRAL REALTY CORPORATION, a South Carolina corporation (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 NINETY THOUSAND DOLLARS AND

NO/100-----DOLLARS (\$90,000.00), with interest thereon from date at the rate of nine (9) per centum per annum, said principal and interest to be repaid:

in two annual installments, the first being due and payable on January 4, 1984 in the principal amount of \$45,000.00 plus interest and the second and final installment of \$45,000.00 being due and payable on January 4, 1985, plus interest.

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 purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid 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 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Pelham Road containing 1.190 acres, more or less, as shown on a plat prepared by Piedmont Engineers - Architects - Planners, dated September 8, 1983, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 92 at Page 59 and, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Pelham Road and running S. 76-53 E. 265.0 feet to an iron pin; thence turning and running S. 13-00 W. 180.0 feet to an iron pin; thence turning and running N. 76-53 W. 290.0 feet to an iron pin; thence turning and running along Beacon Drive N. 13-00 E. 155.0 feet to an iron pin; thence turning and running N. 58-03-30 E. 35.32 feet to the point of beginning.

DERIVATION:

1. Deed from Central Realty Corporation to The South Carolina National Bank recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1196 at Page 43.
2. Deed from Central Realty Corporation to The South Carolina National Bank recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1196 at Page 44.

RECORDED SOUTH CAROLINA
STATE TAX \$ 36.00

400 3 1311A01

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

0.894

4328-RV-2