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ADJUSTABLE MORTGAGE

THIS MORTGAGE is made this 16th day of September, 1983, between the Mortgagor, Piedmont Engineers, Architects & Planners, Inc. (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of 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 Four Hundred Twenty Thousand and No/100 (\$420,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1998.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, 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 (b) 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 piece, parcel or tract of land, containing 5.567 acres, more or less, situate, lying and being on the Northern side of Henrietta Street and on the Southern side of East Park Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat prepared by Piedmont Surveyors, dated August 4, 1983, revised September 13, 1983, entitled "Survey for Piedmont Engineers, Architects & Planners", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-7 at page 100, the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of the premises herein described on the Eastern edge of the right of way for Primrose Street, and running thence with the Eastern edge of the right of way for Primrose Street N. 2-21-00 W. 263.95 feet to an iron pin; thence continuing with the Eastern edge of the right of way for Primrose Street N. 22-11-26 W. 95.90 feet to an iron pin on the Southeastern edge of the right of way for Church Street Ramp; thence with the Southeastern edge of the Church Street Ramp N. 54-36-00 E. 174.93 feet to an iron pin at the corner of the intersection of Church Street Ramp and East Park Avenue; thence with the Southern edge of the right of way for East Park Avenue (State Road No. 94), the following courses and distances: S. 65-58-56 E. 87.40 feet to an iron pin, thence S. 72-36-00 E. 270.95 feet to an iron pin, thence S. 73-46-47 E. 548.87 feet to an iron pin, thence S. 68-09-00 E. 71.60 feet to an iron pin, and thence S. 52-55-00 E. 36.50 feet to an iron pin; thence with the Southwestern edge of the right of way for Atlas Street S. 38-08-34 E. 102.26 feet to an iron pin on the Northern edge of the right of way for Henrietta Street; thence with the Northern edge of the right of way for Henrietta Street S. 89-47-16 W. 676.13 feet to an iron pin; thence with the line of property now or formerly of Hunter, the following courses and distances: N. 10-28-49 W. 124.70 feet to an iron pin, and thence N. 80-00-12 W. 94.96 feet to an iron pin; thence with the line of property now or formerly of Kay S. 80-17-25 W. 70.66

(Cont'd. on attached Rider)

which has the address of 420 East Park Avenue, Greenville, South Carolina 29602 (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 seised 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.

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