

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
FILED  
GREENVILLE  
3 28  
1983

**MORTGAGE  
OF  
REAL PROPERTY**

THIS MORTGAGE, executed the ..... day of ..... 19 ..... by  
PLEASANTBURG PARTNERSHIP, A 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, S.C. 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 ..... to Mortgagee for the principal  
amount of FOUR HUNDRED THOUSAND & NO/100 (\$400,000.00)..... 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 certain piece, parcel or lot of land, located, lying and being in the  
City and County of Greenville, State of South Carolina, on the western side of the  
right-of-way of S.C. Highway # 291 (North Pleasantburg Drive), containing 1.09 acres,  
more or less, as shown on plat entitled, "Survey for Morris Construction Company, Inc.",  
prepared by Jeffery M. Plumblee, Inc., R.L.S. dated June 20, 1983, and having, according  
to said survey, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the western edge of the right-of-way of S.C.  
Highway 291, at the joint front corner of the within tract and property belonging now  
or formerly to Howard, said old iron pin also being 210-feet, more or less, from the  
intersection of the right-of-way of S.C. Highway 291 and the right-of-way of Eisenhower  
Drive and running thence N. 67-36 W. 207.9-feet to an old iron pin in the line of  
property now or formerly M.T.C. Company, a South Carolina Partnership; thence N. 22-31  
W. 126.2-feet to an old iron pin in the line of property now or formerly of Norris;  
thence N. 76-27 E. 195.1-feet to an old iron pin in the line of property belonging  
now or formerly to 431, a General Partnership and Henderson; thence S. 67-39 E. 139-feet  
to an old nail and cap on the western edge of the right-of-way of S.C. Highway 291; thence  
with said right-of-way S. 22-24 W. 204.0-feet to an old iron pin at the joint front  
corner of the within tract and property belonging now or formerly to Howard, the point  
and place of beginning.

This being the same property conveyed to the mortgagor by deed of Michael B. Brown  
as recorded in the R.M.C. Office for Greenville County on June 27, 1983 in Deed Book  
1191, at Page 225.

STAMP  
\$160.00

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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