

COMMERCIAL MORTGAGE

THIS MORTGAGE is made this 4th day of June, 1984, between the Mortgagor, Sunbelt Properties, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

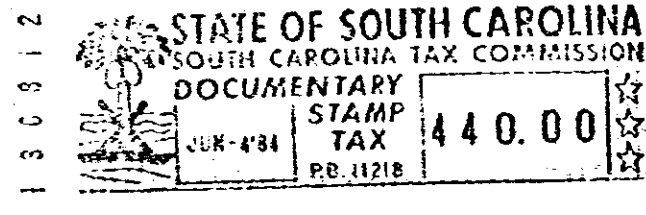
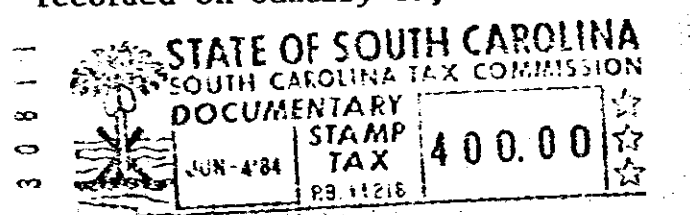
WHEREAS, Borrower is indebted to Lender in the principal sum of TWO MILLION ONE HUNDRED THOUSAND AND NO/100 (\$2,100,000.00) Dollars, which indebtedness is evidenced by Borrower's note/agreement dated June 4, 1984, (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on September 4, 2000, subject to future advances or renewals.

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 certain piece, parcel or lot of land, containing 4.31 acres, situate, lying and being in the County of Greenville, State of South Carolina as shown on plat entitled, "Survey for Sunbelt Properties", prepared by Freeland and Associates, dated June 1, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-A, at page 87 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern corner of said property and running thence along the property now or formerly of Alexander, S 10-39 E 132.6 feet to an iron pin; thence running S 0-07 E 211.7 feet to an iron pin; thence turning and running S 77-45 W 110.4 feet to an iron pin; thence running S 77-47 W 73.60 feet to an iron pin; thence running S 53-15 W 271.69 feet to a concrete monument; thence turning and running S 85-42 W 193.95 feet to a concrete monument; thence turning and running N 20-30 E 177.77 feet to an iron pin; thence running N 17-56 E 285.54 feet to an iron pin; thence turning and running along Old Spartanburg Road N 66-27 E 146.31 feet to an iron nail; thence running along said road N 63-38 E 198.44 feet to the POINT OF BEGINNING.

This being the same property conveyed to Mortgagor by deed of Delia H. Brown recorded on January 6, 1984 in Deed Book 1203, page 930 and also by deed of Cecil C. Brown recorded on January 10, 1983 in Deed Book 1180, page 619.



which has the address of 4.31 AC Old Spartanburg Road Taylors, (Street) (City)

S.C. 29687 (herein "Property Address"); (State and Zip Code)

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage executed by _____ to _____ of record in Mortgage Book _____ Page _____, in the Register's Office for _____ County, South Carolina.

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, including furniture, furnishings and equipment 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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