

FILED  
GREENVILLE S.C.

JUL 20 4 24 PM '84

DONNIE L. KENSLEY  
RMC

**Mortgage Of Real Estate**  
State of South Carolina }  
County of GREENVILLE }

This Mortgage is made this 20th day of July, 19 84, between the Mortgagor, Lewis-Atherton Investments a general partnership organized and existing under and by virtue of the laws of the State of South Carolina (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a national banking association organized and existing under the laws of the United States of America whose address is 531 East Main Street Spartanburg, South Carolina (herein "Lender").

Borrower is indebted to Lender in the principal sum of Two Hundred Thousand and no/100 (\$200,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 1984 (herein "Note"), providing for repayment of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 20, 1989.

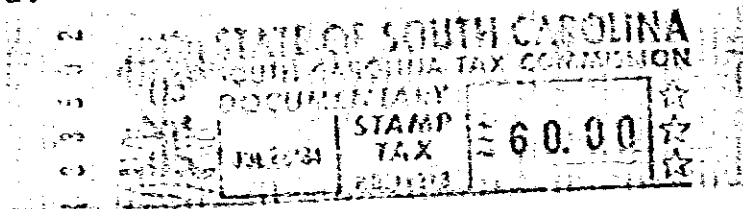
To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and 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 17 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 lot of land with improvements thereon, lying and being on the northern side of Regency Hills Drive near the City of Greenville, Greenville County, State of South Carolina, and known and designated as a portion of property of Botany Woods Building & Sales Co., Inc. by plat prepared by Carolina Engineering & Surveying Co. dated July, 1969, and revised October, 1970, and according to said plat has the following metes and bounds:

Beginning at an iron pin on the northern side of Regency Hills Drive at the joint corner of this tract and property of Phillips Petroleum Co. which point is 141.8 feet east from the curved intersection of said drive with Pleasantburg Drive (S.C. Highway 291) and running thence with the joint line of said property N 5-19 W 200 feet to an iron pin in the line of property now or formerly of Vandiver and Sullivan and running thence with that line N 85-35 E 200 feet to an iron pin; running thence S 5-19 E 200 feet to an iron pin on the northern side of Regency Hills Drive; running thence with the northern side of said drive S 85-35 W. 200 feet to an iron pin, point of beginning.

This is the same property conveyed to Lewis-Atherton Investments by deed from David Wallace, dated September 8, 1981, recorded September 10, 1981, in Deed Book 1154, Page 843, RMC Office for Greenville County, South Carolina.

Parcel No.: 276-3-15.9



which has the address of Regency Plaza, 1220 N. Pleasantburg Drive, Greenville, South  
(Street) (City)  
Carolina (herein "Property Address");  
(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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