

Mortgage Of Real Estate

State of South Carolina
County of GREENVILLE

This Mortgage is made this 17th day of August, 19 84, between the Mortgagor, Hugh K. Aiken, Jr. (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 P. O. Drawer 969, Greenville, South Carolina 29602 (herein "Lender").

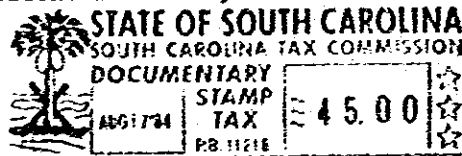
Borrower is indebted to Lender in the principal sum of One Hundred Fifty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August (herein "Note"), providing for repayment of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____.

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 situate, lying and being in the County of Greenville, State of South Carolina, at the Northwestern corner of the intersection of North Kings Road and North Kings Court and being known and designated as "Piedmont Paint" Lot on plat of Property of Kingroads Development Corporation prepared by Piedmont Engineers and Architects and recorded in the RMC Office for Greenville County in Plat Book LLL, Page 171, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of North Kings Road and running thence along the line of property of Kingroads Development Corporation N. 25-36 W., 450 feet to an iron pin; thence N. 64-24 E., 240 feet to an iron pin; thence S. 25-36 E., 141.8 feet to an iron pin at North Kings Court; thence with the curve of North Kings Court the chord of which is S. 19-28 W., 70.7 feet to an iron pin; thence continuing with the curve of said Court, the chord of which is S. 56-38 E., 50.1 feet to an iron pin; thence along the western side of North Kings Court S. 25-36 E., 190.1 feet to an iron pin; thence with the curve of the intersection of North Kings Court and North Kings Road, the chord of which is S. 19-24 W., 35.4 feet to an iron pin; thence along the North side of North Kings Road S. 64-24 W., 190 feet to the point of beginning.

This is the identical property as conveyed to the mortgagor by deed of Hugh K. Aiken as recorded in the RMC Office for Greenville County in Deed Book 1070, Page 830 recorded 12-28-77.



which has the address of P. O. Box 6223 Greenville
(Street) (City)
South Carolina 29606 (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 seized 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