

OCT 10 2 30 PM '84

DONALD W. SINGLEY
R.M.C.

(Space Above This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on October 19
 1984. The mortgagor is PEACE-HAGOOD ASSOCIATES, A SOUTH CAROLINA GENERAL
PARTNERSHIP ("Borrower"). This Security Instrument is given to SOUTHPORT
SAVINGS AND LOAN ASSOCIATION, which is organized and existing
 under the laws of Florida, and whose address is 2526 South Third
Street, Jacksonville Beach, Florida 32250 ("Lender").
 Borrower owes Lender the principal sum of Two Hundred Fifty-Five Thousand and No/100--
----- Dollars (U.S. \$255,000.00--). This debt is evidenced by Borrower's note
 dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
 paid earlier, due and payable on November 1, 1985. This Security Instrument
 secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
 modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
 Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and
 the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
 assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being
 in the City of Greenville, County of Greenville, State of South Caro-
 lina, being known and designated as Units 7 and 8, Building "C", Mills
 Avenue, as shown on plat entitled Property of Peace-Hagood Associates,
 dated September 27, 1984, prepared by R. B. Bruce, RLS, and recorded
 in the RMC Office for Greenville County, S. C. in Plat Book 11A, at
 Page 29, and having, according to said plat, the following metes and
 bounds:

BEGINNING at an iron pin on the Northwestern side of Mills Avenue, at
 the joint front corner of the property herein described and property
 now or formerly of Maria C. Carter, and running thence with the joint
 line of said properties, N. 38-50 W. 175.4 feet to an iron pin at the
 corner of the premises herein described and other property of the Mort-
 gagor; thence with the line of other property now or formerly of the
 Mortgagor, the following courses and distances: N. 63-24 E. 89.49 feet
 to a nail and cap; thence S. 35-50 E. 160.39 feet to a nail and cap on
 the Northwestern side of Mills Avenue; thence with the Northwestern
 side of Mills Avenue, S. 53-52 W. 79.14 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by
 deed of Southern Bank & Trust Company, as Executor and Trustee under
 the Will of Mary Mills Roberson, dated September 15, 1983, and recorded
 in the RMC Office for Greenville County, S. C. in Deed Book 1196, at
 Page 391, on September 16, 1983.

(See Addendum attached hereto)

which has the address of Units 7 and 8, Mills Avenue Greenville
(Street) (City)
 South Carolina 29605 ("Property Address");
(Zip Code)

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All
 replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this
 Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.
 Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
 encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
 limited variations by jurisdiction to constitute a uniform security instrument covering real property.

0183

1325-W-2

OCT 19 3 00 PM '84

575

S.0001