

FILED
GREENVILLE CO. S. C.

JUL 28 9 20 AM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1242 PAGE 485

FHA Form No. 4175-B
CORPORATE
(Revised July 1964)

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **First Southern Investment Co., Inc.** a corporation

organized and existing under the laws of **State of South Carolina** having its principal place of business at **11 Lakeview Drive, Greenville, South Carolina** (hereinafter with its successors and assigns called the Mortgagor) sends Greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **Cameron-Brown Company** a corporation organized and existing under the laws of **North Carolina** having its principal place of business at

assigns called the Mortgagee), in the sum of **Three Hundred Thirty One Thousand Seven Hundred** Dollars (\$ **331,700.00**) as evidenced by Mortgagor's Note of even date herewith bearing interest from date on outstanding balances at **Seven** per cent (**7**%) per annum, said principal and interest being payable in monthly installments as provided in said Note with a final maturity of **June 1, 2013**, which Note is identified as being secured hereby by a certificate thereon. Said Note and all of its terms are incorporated herein by reference and this conveyance shall secure any and all extensions thereof, however evidenced.

Mortgagor desires to secure payment of the same and also to secure the performance of all covenants and agreements herein contained, and in a building loan agreement between the Mortgagor and the Mortgagee hereinafter mentioned;

Now, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Ten Dollars (\$10) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the

of **Greenville**, State of South Carolina: north of the City of Greenville containing **3.28** acres according to a plat prepared by **Carolina Surveying Co.** dated **July 1, 1972**, entitled "**Survey for First Southern Investment Co., Inc.**" and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin (P.O.B.) on the northeasterly edge of Burdine Road, joint front corner with property of Bessie B. Walker, said pin being located 455 feet from the northwest corner of the intersection of Lilly Street and Burdine Road, and running thence along said Burdine Road, N. 39-51 W. 312.5 feet to an iron pin at the joint front corner with property of John M. Burdine; thence along the line of John M. Burdine, N. 50-24 E. 373.1 feet to an iron pin on the line of property of J. L. Quinn Realty Co.; thence along said J. L. Quinn Realty Co. line, S. 63-30 E. 239 feet to an iron pin; thence continuing along said J. L. Quinn Realty Co. line, S. 63-50 E. 65.7 feet to an iron pin; thence along the line of Berea Lions Club property, S. 60-30 W. 143.5 feet to an iron pin; thence continuing along said Berea Lions Club property, S. 39-38 E. 122.5 feet to an iron pin; thence along the line of property of Bessie B. Walker, S. 60-31 W. 360.7 feet to the Point Of Beginning.

This is the identical property conveyed to the mortgagor by separate deeds of John M. Burdine and Bessie B. Walker recorded in Deed Book 931, at page 575 and in Deed Book 931, at page 605, respectively.

ALSO, an easement for the installation and maintenance of a sewer line measuring fifteen feet in width and being described as follows:

BEGINNING at an iron pin at the common corner of property of First Southern Investment Co., Inc. and property of John M. Burdine, said pin being the northerly corner of the tract described, above, and running thence through said J. L. Quinn Realty Co. property, N. 32 W. 57.76 feet to a point; thence crossing an existing sewer line, N. 58 E. 15 feet to a point; thence S. 32 E. 81.9 feet to a point on the common line of property of J. L. Quinn Realty Co. and First Southern Investment Co., Inc.; thence along said common line, N. 63-30 W. 28.3 feet to the point of beginning.

The foregoing easement for sewer purposes was conveyed to the mortgagor by written instrument executed by J. L. Quinn Realty Co. dated March 7, 1972, recorded in Deed Book 937 at page 605.

The Regulatory Agreement of even date herewith entered into between the Mortgagor herein and the Secretary of Housing and Urban Development which

(CONTINUED ON BACK)

*For Modification of Mortgage + Regulatory Agree. see R.E.M. Book 1242 page 637
for Regulation made on R.E.M. Book 1242 page 489*