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BOOK 1250 PAGE 195

MORTGAGE OF REAL ESTATE - OFFICE OF THE REGISTER OF DEEDS (F. H. HANCOCK, F. H. GREENVILLE, S. C.) R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

**MORTGAGE**

TO ALL WHOM THESE PRESENTS MAY CONCERN: LAND LEASE CORPORATION, a corporation organized and existing under the laws of the State of South Carolina - (hereinafter referred to as Mortgagor) SENT (S) CONVEYANCE FIRST PIEDMONT MORTGAGE COMPANY, INC., a South Carolina corporation with principal offices in Greenville, South Carolina

WHEREAS, the Mortgagor is well and truly indebted unto / / / (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

-----TWO HUNDRED THOUSAND & NO/100----- DOLLARS (\$200,000.00)

with interest thereon from date at the rate of ~~one hundred and one percent~~ one hundred seventy-five (175%) per cent of the prime rate as determined by First Piedmont Bank and Trust Company, adjusted quarterly, interest only payable in advance on an annual basis, the first such payment being due on the date of said Note; the full outstanding principal balance and accrued interest to be due and payable in one (1) installment on December 31, 1973, with an obligation on the part of Mortgagor to delay said payment of principal until December 31, 1974, upon certain conditions described in said Note.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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, conveyed, sold and released; and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL those certain pieces, parcels, or lots of land, with all improvements thereon, situate, lying and being near the City of Greenville, South Carolina, located on the southern side of Cedar Lane Road, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

This Mortgage is subject and subordinate to a Mortgage granted to General Mortgage Company (and assigned to New York Life Insurance Company) on October 25, 1962, recorded in the R.M.C. Office of Greenville County in REM Book 404 Page 578; and also to that certain mortgage granted to Fidelity Federal Savings & Loan Association on September 27, 1965, recorded in said Office in REM Book 700 at Page 14/ each of which mortgages covers a portion of the above-described premises.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.