Mortgagees' mailing address: Post Office Box 10031
Greenville, S.C. 29603
CORPORATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLERE SALVERED CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Aug 29 3 10 PH '80

WHEREAS, First Carolina Development Corporation

thereinster referred to as Mortgagor) is well and truly indebted unto Julia E. Traxler (1/6th), Emily T. Purdum (1/6th), Wm. Byrd Traxler, Sr. (1/6th), Wm. Byrd Traxler, Sr. as Trustee of the Estate of Georgia T. Van Bergen, Dec'd. (1/6th), Evelyn T. Chapman (1/6th) and David G. Traxler, Jr. (1/6th)
(hereinster 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

One Hundred Forty-One Thousand Five Hundred and Dollars (141,500.00) doe and payable on or before September 1, 1985, with equal monthly amortized installments of \$1,365.52 commencing on October 1, 1980 and an equivalent amount on the first day of each succeeding month thereafter until September 1, 1985 when any remaining balance of principal and interest shall be due and payable hereunder at any time prior to maturity without penalty therefor with interest thereon from August 29, 1980 at the rate of 10% per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced 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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagor, its successors and assigns:

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ALL that piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being on the southeasterly side of South Main Street in the City of Greenville, South Carolina, being known and designated as 533-541 South Main Street in the City of Greenville, South Carolina, and being further identified as Lot 1.1, Block 1, Page 89 of the Greenville County Block Book and having according to plat prepared by Dalton and Neves dated March, 1945 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of South Main Street at the north edge of a brick wall and the corner of property now or formerly of Citizens and Southern National Bank of South Carolina and running thence with the line of said property of Citizens and Southern National Bank of South Carolina (or formerly) S. 54-10 E. 110 feet to an iron pin; thence still with the property of Citizens and Southern National Bank of South Carolina (or formerly) S. 2-43 W. 86 feet to a point on a rock; thence along line of other property of United States Stores, Inc. S. 27-58 W. 39.7 feet to an iron pin at retaining wall; thence still with other property of United States Stores, Inc. running to and with the southwest edge of a brick wall N. 54-14 W. 162 feet to an iron pin on the southeast side of South Main Street; thence with the southeast side of South Main Street; thence with the southeast side of South Main Street; the beginning corner.

ALSO:

ALL the right, title and interest of the mortgages in and to that certain tract of land abutting the southeast corner of the property herein above definitively described and having according to plat prepared by Dalton and Neves dated March, 1945, the following metes and bounds, to-wit:

BEGINNING in the southeast corner of property heretofore conveyed by United States Stores, Inc. to the City of Greenville dated March, 1977 and running thence along the east line thereof N. 67-10 W. 109 feet to an iron pin in the center of abandoned right of way of Seaboard Coast Line Railroad and running thence along the center thereof N. 34-22 E. 37 feet to an iron pin; thence further along the center of said right of way N. 20-56 E. 50 feet to an iron pin in the center of said right of way on the west line of the property first described above; thence along said line S. 54-14 E. 24 feet to an iron pin; thence N. 27-58 E. 39.7 feet to an iron pin on the west boundary of other property of Citizens and Southern National Bank; thence along said boundary §. 44-32 E. 96.5 feet to an iron pin in Reedy River; thence \$. 31-17 W. 84.1 feet, more or less, to the point of beginning.

This is a purchase money mortgage securing the mortgagor's note and covers the identical estates in real property with improvements situate thereon described in deed from the mortgagees to the mortgagor recorded this date in Deed Volume 132 at Page 302.

FOR VALUE RECEIVED, I, Hamlin Beattle, guarantee the performance of this mortgage and the obligation at secures.