OPPORTUGED
OO. S. C.

MAR S 2 16 PH MORTGAGE

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R.M.C.

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THIS MORTGAGE is made this	4th (Fourth)	day of <u>March</u>	
19.82, between the Mortgagor, Roth	icon, A South Carol	lina General Partnership	
to, con con the hardgager,	(herein "Bo	orrower"), and the Mortgagee, Fi	irst Federa
Savings and Loan Association of Sout			
the United States of America, whose	address is 301 College	e Street, Greenville, South Carol	lina (hereir
"Lender").			

WHEREAS, Borrower is indebted to Lender in the principal sum of <u>Sixty-two Thousand Seven Hundred Fifty and no/100ths—(\$62,750.00)—Dollars</u>, which indebtedness is evidenced by Borrower's note dated <u>March 4. 1982</u>, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on <u>April 1. 1991...</u>;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, 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 21 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 ________, State of South Carolina.

ALL that certain piece, parcel or tract of land with building and improvements thereon, lying and being just west of White Horse Road and on the southerly side of Saluda Lake Road, near the City of Greenville, S. C. and being designated as "Property of Dick Broadcasting Company, Inc." on plat dated January 4, 1968 made by Carolina Engineering & Surveying Company and also according to a more recent plat by Carolina Engineering & Surveying Company dated March 4, 1982, recorded in Plat Book 2. 2 at page 3 said plat being craved for a more complete description thereof.

This is the same as that conveyed to Rothcon, by deed of QOK Associates, being dated and recorded concurrently herewith.

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	Mr. Sez	ENTLAY STAMP IES	28.2	2 0	0) 公 ??
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which has the address of Saluda Lake Road at White Horse Road, Greenville, S. C. (Street)

(herein "Property Address");

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 seised 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.

SOUTH CAROLINA - 1 to 4 Family-6'75-FNMA/FHLMCUN1FORM INSTRUMENT (with amendment adding Para. 24)

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