MORTGAGE OF REAL ESTATE-Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE CENTRAL AREA PARTNERSHIP, INC.

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Walter S. Griffin (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 Seventy Thousand, Two Hundred and no/100 DOLLARS (\$70,200.00) with interest thereon from date at the rate of 12 per centum per annum, said principal and interest to be repaid as follows: quarterly interest only payments of \$2,106.00 on the principal sum of \$70,200.00 at 12% interest for the first year; beginning August 14, 1983, 48 consecutive monthly payments of \$772.96, being \$70,200.00 amortized at 12 percent for twenty (20) years, the balance of principal and interest being due July 14, 1987.

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, bargained, 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 tracts of land lying, being and situate in the City of Greenville, County of Greenville, State of South Carolina consisting of two parcels containing 0.51 acres and 0.41 acres as shown on survey entitled "Plat Made at the Request of Greenville Central Area Partnership" by Heaner Engineering Co., Inc. dated March 4, 1982 and having according to said survey the following metes and bounds, to-wit:

## 0.51 acre tract

Beginning at an old iron pin on the eastern side of Townes Street, 72 feet north of its interseciton of West Park Avenue, and running N 13-00-12 E 98.60 feet along the right of way of Townes Street to a new iron pin; thence along property now or formerly of Lacher N 76-24-47 W 222.56 feet to a new iron pin; thence along the right of way of a 20 foot alley N 13-00-12 E 100 feet to a new iron pin; thence along property of Marshall, Bruce and Griffin N 76-03-09 222.58 feet to the point of beginning.

## 0.41 acre tract

Beginning at an X in the sidewalk at the intersection of Townes Street and West Park Avenue and running along the eastern side of Townes Street N 13-00-12 E 72.00 feet to an old iron pin; thence running along the 0.51 acre tract described above S 76-03-09 E 85.34 feet to a new iron pin; thence along property now or formerly of Bruce S 13-00-05 W 71.84 feet to an X in the drive on the northern side of the right of way of West Park Avenue, thence along West Park Avenue N 76-09-30 W 85.34 feet to the point of beginning. CONTINUED ON BACK

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.

Mage address: POBox 845

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