4.

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TOWN HOUSE PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP

, **X**

existing under the

SOUTH CAROLINA laws of the State of

, (hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixty-Two Thousand Five Hundred and NO/100-----

DOLLARS (\$ 62,500.00), with interest thereon as provided in said promissory note(x), said principal and interest to be paid therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable September 1 , 19 87 .

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 to secure the performance of all covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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 successors and assigns.

> ALL that certain piece, parcel or lot of land situate, lying and being on the southern side of East North Street in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat prepared by Dalton & Neves, dated January 1936, entitled "Property of Prudential Insurance Co. of America," the following metes and bounds:

BEGINNING at an iron pin on the southern side of East North Street 55.8 feet in a southeasterly direction from the southeastern corner of the intersection of East North Street and Spring Street, and running thence with the Southern side of East North Street, S. 69-00 E. 68.6 feet to an iron pin on the western side of a 10 foot alley; thence with the western side of said 10 foot alley, S. 20-17 W. 142.3 feet to an iron pin; thence N. 69-42 W. 69.5 feet to an iron pin; thence N. 20-07 E. 43.2 feet to an iron pin; thence N. 21-0 E. 100 feet to the point of beginning.

TOGETHER with all the right, title and interest of the Mortgagor herein in and to the 10 foot alley adjoining the eastern boundary of the property herein conveyed.

This being the same property conveyed to the Mortgagors herein by deed of KITNOE, a South Carolina General Partnership, et al, dated July 21, 1982 to be recorded herewith.

COMMERCIAL MORTGAGE

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