COMMERCIAL MORTGAGE

vol 1864-4411124

	L. Santa Caraca			
	THIS MORTGAGE is made this	23rd	day of!	·lav
	19_84, between the Mortgagor,H	uffman Realty, a	south Care rower"), and the	olina Partnership Mortgagee, First Federal
1	Savings and Loan Association of South the United States of America, whose as "Lender").	Carolina, a corporation Idress is 301 College S	ı organized and Street, Greenvill	existing under the laws of e, South Carolina (herein
1	WHEREAS, Borrower is indebted to Logo, 000.00)	<u>/////</u> Dollars, which 4 (herein "Note"	h indebtedness 1 '), said principal	s evidenced by Borrower's sum being payable as set
\$	sooner paid, due and payable on July	15, 1994	, subject to fu	ure advances or renewals.
t (]	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 Greenville, State of South Carolina. ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville and containing 8.641 acres and having according to a plat of property of Carolina Plating Works, Inc. prepared by Webb Surveying and Mapping Co., dated November, 1979, said plat recorded in the RMC Office for Greenville County in Plat Book 7-0 at Page 50, the			
	following metes and bounds BEGINNING at an iron pin or running thence S. 48-13 W. 132.42 feet to an iron pin in the center line of the running thence with the co W. 668.38 feet to an iron way of South Carolina High #253 N. 19-06 E. 149.2 fee right of way N. 29-25 E. with said right of way N. continuing with said right E. 64.2 feet to an iron pi on the southwestern side S. 42-00 E. 886.40 feet to	on the western so the western so 300 feet to an iright of way of enter line of G pin on the southway \$253; thence to an iron pin 139.7 feet to an ir	ide of Bleaming iron pin; 13 W. 110.15 G & N Souther the South South South South; thence on iron pin; 15 E. 87 feet to an iron pin; 15 E. 87 feet to an iron pin;	thence N. 42-00 W. 8 feet to a point thern Railroad; In Railroad N. 46-9 orner of right of the Carolina Highway continuing with thence continuing to pin; thence et; thence S. 42-06 feet to an iron ping with Bleachery Road
ı	This being the same proper of Carolina Plating Works 222 on May 9, 1984.	rty conveyed to , Inc. as record	the mortgad led in Deed	gor herein by deed Book 1212 at Page
 	THIS IS A THIRD MORTGAGE which has the address of	Bleachery Roa	d, Gre	enville,
e C				(City)
5.0.	(herein State and Zip Code) ***see attached sheet	1 topetty Hadress /,		
	☐ CHECK IF APPLICABLE: This is	a second mortgage a	nd is subject to t	he lien of a first mortgage
	executed by	to		of record in Mortgage Book
,) 1	Page, in the			
	TO HAVE AND TO HOLD unto Len- the improvements now or hereafter erec and all easements, rights, appurtenan-	ted on the property, incl	luding furniture,	turnishings and equipmen
7,	water rights and water stock and all	-fixtures now or herea	itter attached to	the property, an orwiner
	including replacements and additions covered by this Mortgage; and all of the Mortgage is on a leasehold) are herein	thereto, shall be deem foregoing, together wit	ed to be and rer h said property (c	nain a part of the property
	Borrower covenants that Borrower is			nveyed 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

- CLO GH 8-0 1-M

policy insuring Lender's interest in the Property.