

STATE OF SOUTH CAROLINA  
County of GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1680 PAGE 698

This MORTGAGE is dated September 5, 1984

The "MORTGAGOR" referred to in this Mortgage is MWS PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP

The "MORTGAGEE" is Greenville National Bank, P.O. Box 17666, Greenville, South Carolina, 29606

The "NOTE" is a note from MWS PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP

to Mortgagee in the amount of \$ 70,000.00, dated 9-5, 1984

The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note

is June 4, 1985. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 70,000.00,

plus interest, attorney's fees, and court costs incurred in collection of amounts due hereunder, expenditures by Mortgagee under paragraph 5 below, and advances by Mortgagee under paragraph 10 below. Interest due pursuant to the Note will accrue daily, and will be paid quarterly.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any future advances made under paragraph 13 below; (c) expenditures by Mortgagee under paragraph 5 below; (d) any advances of funds by Mortgagee under paragraph 10 below; and (e) attorney's fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property (hereinafter referred to as the "Property"):

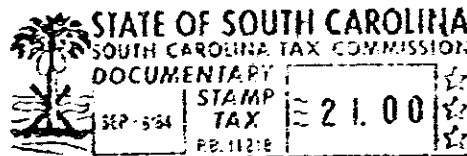
ALL that certain piece, parcel or lot of land, containing 31, 250 square feet, more or less, situate, lying and being on the Western side of South Pleasantburg Drive, in the County of Greenville, State of South Carolina, and having, according to a plat entitled, "Survey for M W S Properties, A South Carolina General Partnership", prepared by Carolina Surveying Co., dated August 23, 1984, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-W, at Page 94 on September 6, 1984, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western edge of the right of way for South Pleasantburg Drive at the joint corner of the property herein conveyed and property now or formerly of Fairway Properties, and running thence with the line of Fairway Properties S. 84-22 W. 250 feet to an iron pin; thence N. 5-28 W. 125 feet to an iron pin in the line of other property now or formerly of Robert H. Yeargin; thence with the line of said other property now or formerly of Robert H. Yeargin N. 84-22 E. 250 feet to an iron pin on the Western edge of the right of way for South Pleasantburg Drive; thence with the Western edge of said right of way S. 5-28 E. 125 feet to the point of beginning.

Together with all of the right, title and interest of the Mortgagor, in and to that certain non-exclusive easement twenty-five (25') feet in width along the rear of the within described property.

This is the identical property conveyed to the Mortgagor herein by deed of Robert H. Yeargin, dated September 5, 1984 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1221, at Page 175, on September 6, 1984.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);



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