

STATE OF SOUTH CAROLINA, FILED  
GREENVILLE CO. S. C.

BOOK 1273 PAGE 699

COUNTY OF GREENVILLE 25 2 54 PM '73

MORTGAGE

RECORDATION NO. 22  
FILED  
MAY 1 1973  
GREENVILLE S.C.

DONNIE S. TAKERSLEY  
B.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: (we) EDINBURGH ARCADE  
BUILDING, a partnership

(hereinafter referred to as Mortgagor), SEND GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto Greer Federal Savings  
and Loan Association (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 Three Hundred Thousand and  
no/100 Dollars (\$300,000.00)  
with interest thereon from date at the rate of 8-3/4 per cent per annum, said principal and  
interest to be repaid as follows:

Payable in equal monthly installments, including principal and interest, of Two  
Thousand Four Hundred Sixty-Seven and 50/100 dollars (\$2,467.50) beginning on the first  
day of April 1974 and the first day of each month thereafter until March 1, 1999, when the  
principal balance will be paid in full; payment applied first to interest and then to principal.  
On the amounts advanced, interest only will be paid on the first of each month from the date  
of note until March 1, 1974.

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: Being on the Southeasterly side of  
Green Acre Road in the city of Greenville, County and State aforesaid and being more  
particularly shown on a plat for McAlister Development Company prepared April 5, 1973 by  
Enwright Associates said plat to be recorded herewith, and having according to said plat the  
following metes and bounds, to-wit:

BEGINNING at a point on the southeasterly edge of the right-of-way for Green Acre Road  
where the northeasterly edge of the walk on the northeasterly side of Edinburgh Court intersects  
the same, and running thence along the southeasterly edge of the right-of-way of Green Acre  
Road N. 31-31E. 181.23 feet to a point in the corner of property now or formerly belonging  
to Jean Jones Hipp; thence turning and running S. 61-20 E. 36.48 feet; thence continuing  
S. 59-59 E. 86.1 feet to a point at a corner of Wilkins Norwood Company, Inc.; thence  
turning and running with the line of the Norwood property S. 27-51 W. 182.07 feet to a  
point on the Northeasterly edge of the walk above mentioned; thence turning with the  
northeasterly edge of said walk, N. 60-10 W. 80.89 feet to a point; thence turning with  
the northeasterly edge of said walk N. 59-48 W. 53.3 feet to the point of beginning.

Included herein as part of the security are all pieces of equipment which are part of  
the building or are building supporting equipment, including, but not limited to, heating and  
cooling duct work and air conditioning.

Also included herein as part of the security are all rights in the common parking area  
of McAlister Plaza. If, subsequent to this mortgage, the parking area is deeded or otherwise  
transferred to the property owners that parking area deeded or transferred is included as a first  
lien under this mortgage.