

FILED
GREENVILLE CO. S. C.

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BOOK 1383 PAGE 628

DONNIE S. TANKERSLEY

MORTGAGE

5592ND 23E

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Roper Mountain Apartments, a Limited Partnership
organized and existing under the laws of South Carolina
having its principal place of business at 29-70 By-Pass, Thomasville, North Carolina
(hereinafter with its successors and assigns called the Mortgagor) *APS*
WHEREAS, the Mortgagor is well and truly indebted unto Transamerican Mortgage Corporation

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a corporation organized and existing under the laws of Ohio *APS*, having its principal place of business at
602 Main Street, Suite 1200, Gwynne Bldg., Cincinnati, Ohio (hereinafter with its successors and
assigns called the Mortgagee), in the sum of Three Million Fifteen Thousand Seven Hundred
Dollars (\$3,015,700.00 *APS*) as evidenced by Mortgagor's Note of even date herewith bearing interest
from date on outstanding balances at nine per cent (9% *APS*) per annum,
said principal and interest being payable in monthly installments as provided in said Note with a final maturity of January 1, 2019
which Note is identified as being secured hereby by a certificate thereon. Said Note and all of its terms are incorporated
herein by reference and this conveyance shall secure any and all extensions thereof, however evidenced.

Mortgagor desires to secure payment of the same and also to secure the performance of all covenants and agreements herein
contained, and in a building loan agreement between the Mortgagor and the Mortgagee hereinafter mentioned;

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment
thereof to the Mortgagee, and also in consideration of the further sum of Ten Dollars (\$10) 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 acknow-
ledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mort-
gagee, its successors and assigns, the following-described real estate situated in the

Greenville, County of Greenville, State of South Carolina:

Land being in the County of Greenville, State of South Carolina, described as follows:

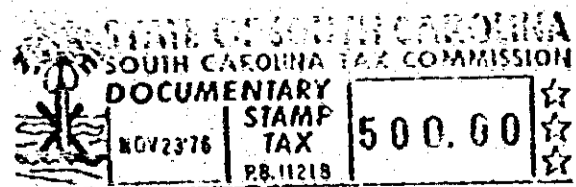
Beginning at a point at the intersection of the centerlines of Roper Mountain Road and
Oak Grove Lake Road, thence S 70° 21' E, 73.08' to an iron pin, said iron
pin being the point of beginning of the property.

Thence along the East right-of-way of Roper Mountain Road S 41° 15' E, 108.4' to a point;
thence continuing along the right-of-way of Roper Mountain Road S 33° 48' E, 71.6' to
a point; thence leaving the right-of-way of Roper Mountain Road N 86° 03' E, 272.0' to
an iron pin; Thence S 19° 43' E, 183.36' to a point; thence S 15° 01' E, 300.0' to a point;
thence S 19° 57' E, 153.4' to a point; thence S 29° 43' E, 163.1' to a point; thence S
34° 40' E, 91.0' to a point 275' from the centerline of Roper Mountain Road and the inter-
section of the centerline of the sanitary sewer easement; thence along the centerline of
the sanitary sewer easement N 55° 30' E, 11.1' to the centerline of a manhole; thence
continuing along the centerline of said sanitary sewer easement S 67° 45' E, 391.2' to
a point; thence leaving the centerline of said sanitary sewer easement N 16° 17' E,
780.4' to an iron pin on the North boundary line; thence along the North boundary line
N 73° 43' W, 1,215.0' to an iron pin; thence along the South right-of-way of Oak Grove
Lake Road S 88° 51' W, 131.0' to the point of beginning; containing 13.0 acres or
566,280 square feet.

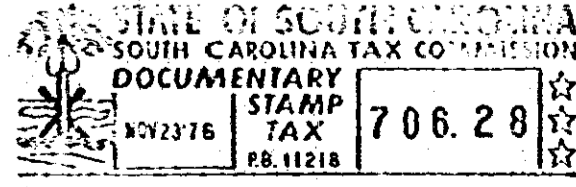
The above described land being bounded on the North by the land of Ellie H. Freeman *APS*
and the East, South, and West by the land of Kimbrough-Kavanaugh & Associates, Incorporated;
being a portion of the property conveyed to Kimbrough-Kavanaugh & Associates, Inc. by
deed recorded in Volume 1041, page 479, R.M.C., Greenville County, South Carolina and
being the same land conveyed to Roper Mountain Apartments by deed from Kimbrough-Kavanaugh
& Associates, Incorporated recorded in Volume 1046, page 692, said R.M.C, and
recorded on November 23, 1976.

* on the unpaid balance up to and including the date of final endorsement, thereafter
interest at the rate of seven and one-half per cent (7 1/2%) per annum on the unpaid
balance until paid.

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