

**MORTGAGE OF REAL ESTATE**State of South Carolina  
County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This Mortgage made on or as of the 23 day of April, 1980 between Pine Forest Ventures, a Partnership (hereinafter called "Mortgagor"), residing at P. O. Box 10207, in the City of Greenville, County of Greenville, the State of South Carolina, and the United States of America, (hereinafter called "Mortgagee"), acting by and through the Department of Housing and Urban Development, having a Regional Office at Room 645 Peachtree-Seventh Building in the City of Atlanta, County of Fulton, and State of Georgia.

WITNESSETH that to secure the payment of an indebtedness in the principal amount of Twenty-seven Thousand Seven/-----Dollars (\$27,750.00), with interest thereon, which shall be payable in accordance with a certain note, bond or other obligation (which note, bond or obligation is hereinafter called "Note"), bearing even date herewith, a true and correct copy of which, exclusive of the signature of the Mortgagor, marked "Schedule A", is annexed hereto and made a part hereof, and all other indebtedness which the Mortgagor is obligated to pay to the Mortgagee pursuant to the provisions of the Note and this Mortgage, the within written Mortgage is given.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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 said Mortgagee, its successors and assigns, the following described real estate, to-wit:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the east side of Ladson Street, in the City of Greenville, shown as Lot 23 on plat of Mrs. H. D. Wilkins Property, made by R. E. Dalton, dated March 1924, recorded in the RMC Office for Greenville County, S.C. in Plat Book "F", at page 209, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Ladson Street, which iron pin lies 54.5 feet south of the southeast intersection of Ladson Street and Wilkins Street, and running thence N. 83-10 E. 139.3 feet to an iron pin; thence along the line of Lots 7 and 8, S. 15-45 E. 48 feet to an iron pin at the rear corner of Lots 22 and 23; thence S. 80-09 W. 142 feet to an iron pin on the east side of Ladson Street; thence along the east side of Ladson Street, N. 11-57 W. 55 feet to the beginning corner. This property is known as Block Book No. 96-2-3, and contains 3 A&B Ladson Street.

ALSO all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville being known as Lot No. 24 as shown on a plat recorded in Plat Book F, Page 209, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Ladson Street and Wilkins Street, and running thence N. 86-14 E. 137 feet to an iron pin on Wilkins Street at the corner of Lot No. 8; thence with the joint of Lot No. 8 and No. 24, S. 15-45 E. 47.45 ft. to an iron pin at the corner of Lot No. 23; thence with the joint line of Lot No. 23 and No. 24 S. 83-10 W. 139.3 feet to an iron on Ladson Street; thence with Ladson Street N. 11-57 W. 54-5 feet to the beginning corner. This property is known as Block Book No. 96-2-2, and contains 101 Wilkins Street and 1 A&B Ladson Street.

THIS being the same property conveyed to mortgagor by deed recorded in the RMC Office for Greenville County, Deed Book 1081 Page 151, on June 13, 1978. The grantors being I. L. Donkle Jr., Annelle D. Huffman, Kathleen D. Wilson, and Eloise D. Atkinson.

TOGETHER with all appurtenances thereto and all the estate and rights of the Mortgagor in and to such property or in any wise appertaining thereto, all buildings and other structures now or hereafter thereon erected or installed, and all fixtures and articles of personal property now or hereafter attached to, or used in, or in the operation of, any such land, buildings or structures which are necessary to the complete use and occupancy of such buildings or structures for the purposes for which they were or are to be erected or installed, including, but not limited to, all heating, plumbing, bathroom, lighting, cooking, laundry, ventilating, refrigerating, incinerating and air-conditioning equipment and fixtures, and all replacements thereof and additions thereto, whether or not the same are or shall be attached to such land, buildings or structures in any manner.

TOGETHER with any and all awards now or hereafter made for the taking of the property mortgaged hereby, or any part thereof (including any easement), by the exercise of the power of eminent domain, including any award for change of grade of any street or other roadway, which awards are hereby assigned to the Mortgagee and are deemed a part of the property mortgaged hereby, and the Mortgagee is hereby authorized to collect and receive the proceeds of such awards, to give proper receipts and acquittances therefor, and to apply the same toward the payment of indebtedness secured by this Mortgage, notwithstanding the fact that the amount owing thereon may not then be due and payable, and the Mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning each such award to the Mortgagee, free, clear and discharged of any encumbrances of any kind or nature whatsoever; and

TOGETHER with all right, title and interest of the Mortgagor in and to the land lying in the streets and roads in front of and adjoining the above described land (all the above described land, buildings, other structures, fixtures, articles of personal property, awards and other rights and interests being hereinafter collectively called the "mortgaged property")

TO HAVE AND TO HOLD the mortgaged property and every part thereof unto the Mortgagee, its successors and assigns forever for the purposes and uses herein set forth.

AND the Mortgagor further covenants and agrees with the Mortgagee, as follows:

0723

4328 RV.2