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FILED
GREENVILLE, S.C.

Mortgagee's Address: P. O. Box 10148, Greenville, S. C. 29603
First Mortgage on Real Estate, 3 01 PM '80

DONNA TANNERSLE
R.M.C. **MORTGAGE**
(Renegotiable Rate)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Eastside Child Care Investors

, a General Partnership existing under the

laws of the State of South Carolina

, (hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Twenty-Seven Thousand and No/100ths----- DOLLARS (\$ 127,000.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable December 1, 2000. The Note is incorporated herein by reference, including all renewals, extensions, renegotiations, and modifications thereof.

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 to secure the performance of all covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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 successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

All that certain piece, parcel or lot of land, lying, situate and being on the northern side of East North Street Extension, being shown and designated as 0.85 acres on a survey for La Petite Day Care Center prepared by Enwright Associates, Inc., dated May 3, 1979, recorded in the RMC Office for Greenville County in Plat Book 7-0, at Page 11, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East North Street Extension at the joint corner of the 0.85 acre tract and the C. E. Kimbrell property and running thence along the common line of said lot, N. 23-35 W. 200.0 feet to an iron pin; thence running N. 81-10 E. 150.0 feet to an iron pin; thence running S. 50-47 E. 223.60 feet to an iron pin on the northern side of East North Street Extension; thence along East North Street Extension S. 74-57 W. 250.0 feet to an iron pin, being the point of beginning.

This is the same property conveyed to Eastside Child Care Investors by deed of CenCor, Inc. dated November 12, 1980 and to be recorded herewith in the RMC Office for Greenville County, South Carolina.

This Mortgage is subject to the provisions of the Renegotiable Rate Mortgage Rider of even date herewith and attached hereto as Exhibit I, which is incorporated herein by reference and constitutes a part of this Mortgage as fully as if set forth herein.

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GREENVILLE, SOUTH CAROLINA
DOCUMENTARY
STATE TAX \$ 6.00

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