

State of North Carolina
County of Davidson

FILED
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Mortgagee's mailing address:
c/o Ray Lathan, Esq.
850 Wade Hampton Blvd
Greenville, S. C.

MORTGAGE

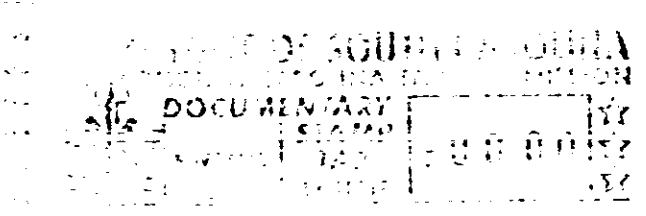
THIS MORTGAGE is made this 13th day of October, 1980 between the Mortgagor, Eastland Properties, Inc., a Delaware corporation, (herein "Borrower"), and the Mortgagee, Walter Brashier, Jr., a South Carolina corporation, whose address is 801 College Street, Greenville, South Carolina (herein "Lender"), 850 Wade Hampton Boulevard, Greenville, S. C., 29609 (herein "Lender")

WHEREAS Borrower is indebted to Lender in the principal sum of Fifteen Thousand (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated the date hereof, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable ~~XXXXXXXXXX~~ ~~XXXXXXXXXXXXXXX~~ as set forth in the Note.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

(See Exhibit A annexed hereto).

This Mortgage incorporates the terms and conditions of that certain mortgage affecting the premises held by Mortgagee in the original principal amount of \$1,658,000. It is understood and agreed that except for the obligation to pay the note according to its terms, nothing herein shall impose upon Mortgagee any obligation in excess of, or more onerous than as set forth in the prior mortgage.



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which has the address of 300 Sulphur Springs Road, Greenville (Street) (City)
South Carolina, (herein "Property Address"); (State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

0.80

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