

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

1534 835

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
DONNE TANNERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: McDaniel Associates

, 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 Nine Hundred Thousand and No/100

DOLLARS (\$ 900,000.00), 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 October 30, 1982.

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 in the City of Greenville, County of Greenville, State of South Carolina, being Parcel B and 1/2 of the abandoned portion of Oakland Avenue adjacent to Parcel B, as shown on plat prepared by W. R. Williams, Jr., for the City of Greenville Community Development Department, revised February 7, 1980, recorded in the R.M.C. Office for Greenville County in Plat Book 7-0 at pages 85-86, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a concrete monument at the intersection of Lois Street and Allen Street and running thence N. 64-48 W. 372.2 feet to a concrete monument; thence N. 33-37 E. 33.2 feet to an iron pin; thence N. 56-48 W. 13.3 feet to an iron pin; thence N. 33-25 E. 137.8 feet to an iron pin; thence N. 32-21 E. 58.8 feet to an iron pin; thence N. 32-21 E. 20.2 feet to an iron pin; thence S. 59-00 E. 15.5 feet to an iron pin; thence S. 57-45 E. 47.1 feet to an iron pin; thence S. 69-42 E. 261.0 feet to an iron pin; thence S. 20-15 W. 7.0 feet to an iron pin; thence S. 69-42 E. 51 feet to a concrete monument on Allen Street; thence S. 30-10 W. 262.8 feet to a concrete monument, being the point of BEGINNING.

DERIVATION: Deed from City of Greenville, recorded 3-11-81 in Book 1144 at Page 52.

SC TO
3 MR 11 81 1205

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