

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

M O R T G A G E

KNOW ALL MEN BY THESE PRESENTS, that, McDANIEL HEIGHTS APARTMENTS CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of South Carolina, and having its principal office and place of business at Greenville in the State of South Carolina (hereinafter called the "Mortgagor"), is justly indebted to FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and established under the provisions of the National Housing Act, as amended, having its principal office in the City of Washington, D.C. (hereinafter called the "Mortgagee"), in the full sum of TWO HUNDRED FORTY THOUSAND DOLLARS (\$240,000), as evidenced by that certain note for such amount, bearing even date herewith, signed by the Mortgagor and payable to the Mortgagee herein as therein provided, and by this instrument;

NOW, THEREFORE, in consideration of said debt and sum of money, as aforesaid, and for the purpose of better securing the payment thereof to the Mortgagee, as provided in said note, as well as for the due performance of any and all other obligations contained herein and in consideration of the insurance by the Federal Housing Administrator (hereinafter called the "Administrator") of this mortgage and the note secured by it, and of the sum of Three Dollars (\$3.00) cash in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, the said McDaniel Heights Apartment Corporation, the Mortgagor herein, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the said Federal National Mortgage Association, the Mortgagee herein,

All that certain piece, parcel, lot of land situated, lying and being on the north side of Cleveland Street in the City of Greenville, County of Greenville, State of South Carolina, containing 7.15 acres, according to survey made by Dalton & Neves, Engineers, September, 1938, and having, according to said survey, the following metes and bounds, courses and distances, to-wit:-

Beginning at a stake on the north side of Cleveland Street, said stake being eight hundred twenty-five (825) feet east from the northeast corner of the intersection of said Cleveland Street and Belmont Avenue, and running thence N. 4-10 W. one hundred eighty-five (185) feet to a stake; thence N. 26-30 W. six hundred eighty-four (684) feet to a stake; thence due east three hundred eighty-six and three-tenths (386.3) feet to an iron pin at corner of property now or formerly belonging to Dixon; thence S. 26-30 E. nine hundred twenty-two (922) feet to a stake on the north side of Cleveland Street; thence with the north side of Cleveland Street N. 70-30 W. one hundred (100) feet to a point; thence continuing with said street N. 83-36 W. one hundred (100) feet to a point; thence continuing with Cleveland Street S. 88-28 W. one hundred fifty-seven and four-tenths (157.4) feet to an iron pin on said Street; thence still with Cleveland Street S. 85-50 W. one hundred thirty (130) feet to a stake, the beginning corner.

Together with all buildings and improvements of every kind and description now or hereafter erected or placed thereon, and all fixtures and other property of the Mortgagor, including but not limited to all gas and electric fixtures, engines and machinery, radiators, heaters, furnaces, heating equipment, steam and hot water boilers, stoves, ranges, elevators and motors, bath tubs, sinks, water closets, basins, pipes, faucets and other plumbing and heating fixtures, mantels, refrigerating plant and refrigerators, whether mechanical or otherwise, cooking apparatus and appurtenances, furniture, shades, awnings, screens, blinds, and other furnishings, and such other property as is ever used or furnished in letting or operating a building or buildings thereon or the activities conducted therein, similar to the one herewith described and referred to, and all renewals, and replacements thereof, and articles in substitution thereof and in addition thereto whether or not the same are or shall be attached to said buildings in any manner, and also any and all other fixtures and articles of personal property now or hereafter attached to or used in connection with the premises. All of the foregoing shall be deemed to be, remain and form part of the realty and are covered under this mortgage. If the conveyance of any such property under this mortgage is subject to a conditional bill of sale, chattel mortgage, or other similar security device, all the benefits of any deposit or payments now or hereafter made thereon by the Mortgagor or its predecessors or successors in title shall inure to the benefit of the Mortgagee. If the Mortgagor shall, after the date hereof, acquire any additional real or personal property, which would, if now owned by the Mortgagor, be subject to the terms of this mortgage, it shall notify the Mortgagee of such acquisition stating the nature, quantity or amount of such property so acquired and the interest of the Mortgagor therein. All such property or the interest of the Mortgagor therein shall, upon acquisition by the Mortgagor, forthwith and without further act, become subject to this mortgage. (All of which real estate, together with the buildings, improvements, fixtures, and other property above mentioned and described, is hereinafter referred to as the "mortgaged property".)

TO HAVE AND TO HOLD all and singular the said mortgaged property, together with all rights, privileges and appurtenances thereto belonging, unto the said Mortgagee and its successors and assigns forever in fee simple. The said Mortgagor covenants that it is lawfully seized in fee of said mortgaged property; and that said mortgaged property is free from all liens or

Handwritten notes and signatures in cursive script, including phrases like 'State of South Carolina', 'County of Greenville', and 'Federal National Mortgage Association'. There are also circular stamps, one of which says 'RECORDED' and another 'GREENVILLE COUNTY S.C.'.

Vertical handwritten text on the right margin: 'For Record to the Mortgagee Sec. 6 M. Book 341 of Page 26.'