

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Nalley Commercial Properties, Inc.**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **James Talcott, Inc.**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Two Million and no/100----**

DOLLARS (\$ **2,000,000.00**)

with interest thereon from date at the rate of **Six** per centum per annum, said principal and interest to be repaid:

Payable one year from date, with full privilege of anticipation upon at least thirty days prior written notice, interest to be computed and paid monthly, commencing May 1, 1965.

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 purposes:

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 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, **on the Southern side of Wade Hampton Boulevard, and on the northern side of Lee Road, containing 2.40 acres, more or less. Reference is hereby made to Plat Book P at Page 128, and to a more recent plat prepared by Carolina Engineering and Surveying Company. Said property is more fully described as follows:**

BEGINNING at an iron pin on the Southeastern side of the right-of-way of Super Highway No. 29, at the joint corner of property now or formerly owned by Vance Edwards, and running thence with line of said property S. 46-50 E. 587 feet to a pin in the center of Lee Road; thence with the center of Lee Road as a line, S. 70-45 243 feet to a pin; thence N. 46-50 W. 466 feet to an iron pin on the right-of-way of Super Highway No. 29; thence with said right-of-way, N. 43-10 E. 210 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed of J. Claude Hale, H. P. Baumgardner, C. B. Grey and Joan G. Byars, recorded in Deed Book 767 at Page 61.

ALSO, All that piece, parcel lot of land in Chick Springs Township, Greenville County, State of South Carolina, and being known and designated as Lots Nos. 4, 5 and 6 on a plat of property of W. E. Caldwell, recorded in Plat Book X at Page 63, the three lots having, according to said plat, the aggregate metes and bounds, as follows:

BEGINNING at an iron pin, 166.85 feet to the West of Lee Road, at the joint front corner of Lots 3 and 4, and running thence N. 42-52 E 9.56 feet; thence turning and running N. 47-08 W. 225 feet along Caldwell Ave.; thence turning and running S. 42-52 W. 129.56; thence turning and running S. 47-08 E. 225 feet to the Beginning. Being the same conveyed to Mortgagor by deed of W. E. Caldwell, recorded herewith.

In Subordination Agreement See R. & M. Bond 1078 Page 571

The Comprehensive Mortgage See R. & M. Bond 1015 Page 522

SATISFIED AND CANCELLED OF RECORD

9 DAY OF April 1976
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:28 O'CLOCK P. M. NO. 17630

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 35 PAGE 547