

FILED  
 First Mortgage Greenville, S. C.

AUG 29 1 12 PM '72

**MORTGAGE**

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Century Plaza Associates, a (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
 Partnership

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of One Million One Hundred Fifty Thousand and No/100 ----- DOLLARS

(\$1,150,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 Northwestern side of Century Drive within the corporate limits of the City of Greenville, South Carolina, and having according to plat of Century Plaza by C. O. Riddle, R.L.S., dated February 28, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Century Drive in the Southwest corner of intersection of unnamed street with Century Drive and running thence along the Northwestern side of Century Drive S. 47-25 W. 248.5 feet to an iron pin; thence further along said Drive S. 46-48 W. 81 feet to an iron pin; thence S. 45-34 W. 81 feet to an iron pin; thence around the corner of another unnamed street N. 88-45 W. 34.35 feet to an iron pin; thence following the Northerly right of way line of said street on a curve the chords and distances are N. 42-46 W. 52.95 feet to an iron pin; thence N. 45-29 W. 46.7 feet to an iron pin; thence N. 51-05 W. 45 feet to an iron pin; thence N. 56-29 W. 45 feet to an iron pin; thence N. 61-53 W. 45 feet to an iron pin; thence continuing on said street N. 64-35 W. 26.95 feet to an iron pin; thence N. 25-25 E. 360 feet to an iron pin on the Southerly side of an unnamed street; thence along said street S. 65-17 E. 420 feet to an iron pin; thence around the corner thereof S. 8-56 E. 27.7 feet to an iron pin on the Northwestern side of Century Drive, the point of beginning, containing 3.22 acres, more or less, and being a part of Lot 5.12, Block 2, Page 280 in School District 519 on the Greenville County Block Book.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor agrees to pay to the mortgagee an annual renewal fee of one half of one per cent (1/2 of 1%) on the unpaid balance of the mortgage loan each year in payment of the mortgage guaranty insurance. On failure of the mortgagor to pay this premium to the mortgagee, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.