

GREENVILLE CO. S. C.,

SEP 5 9 45 AM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1247 PAGE 459

FHA Form No. 417-B
CORPORATE
(Revised July 1964)

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN: FIRST SOUTHERN INVESTMENT CO., INC. a corporation

organized and existing under the laws of State of South Carolina having its principal place of business at 11 Lakeview Drive, Greenville, South Carolina (hereinafter with its successors and assigns called the Mortgagor) sends Greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CAMERON-BROWN COMPANY

a corporation organized and existing under the laws of North Carolina, having its principal place of business at Raleigh, North Carolina (hereinafter with its successors and assigns called the Mortgagee), in the sum of FIVE HUNDRED SIXTY FIVE THOUSAND ONE HUNDRED AND NO/100 Dollars (\$ 565,100.00) as evidenced by Mortgagor's Note of even date herewith bearing interest from date on outstanding balances at Seven--- per cent (7 %) per annum, said principal and interest being payable in monthly installments as provided in said Note with a final maturity of Nov. 1, 2013, which Note is identified as being secured hereby by a certificate thereon. Said Note and all of its terms are incorporated herein by reference and this conveyance shall secure any and all extensions thereof, however evidenced.

Mortgagor desires to secure payment of the same and also to secure the performance of all covenants and agreements herein contained, and in a building loan agreement between the Mortgagor and the Mortgagee hereinafter mentioned;

Now, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Ten Dollars (\$10) 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, the following-described real estate situated in the TOWN of Mauldin, County of Greenville, State of South Carolina: consisting of two separate parcels containing 2.30 acres and 1.35 acres and being designated as Tract "A" and Tract "B" respectively on a Survey for First Southern Investment Co., Inc. dated Aug. 26, 1972 prepared by Carolina Surveying Co. and being separately described, according to said plat as follows:

TRACT "A": BEGINNING for a POINT OF REFERENCE, at a nail and cap in the center of the intersection of Butler Drive and Hyde Circle and running thence along the center of Hyde Circle, N. 31-55 W., 378 feet to a nail and cap; thence still with the center of Hyde Circle, N. 33-41 W., 260 feet to a nail and cap; thence continuing with said Hyde Circle, N. 30-10 W., 150.8 feet to a nail and cap; thence still along Hyde Circle, N. 28-09 W., 50 feet to a nail and cap; thence N. 58-59 E., 19.8 feet to an iron pin on the northeasterly edge of Hyde Circle, said iron pin being the POINT OF BEGINNING (P.O.B.); thence leaving said P.O.B. and running along the northeasterly edge of Hyde Circle, N. 28-09 W., 200 feet to an iron pin on the line of property of the Town of Mauldin; thence along said Town of Mauldin property, N. 59-50 E., 500.7 feet to an iron pin; thence along the line of property of Walter E. Rumminger, S. 31-26 E., 196.8 feet to an iron pin on the northwesterly edge of Moore Drive; thence along the edge of the right of way of Moore Drive, S. 58-59 W., 512.1 feet to an iron pin, being the POINT OF BEGINNING.

TRACT "B": BEGINNING, for a POINT OF REFERENCE, at a nail and cap in the center of the intersection of Butler Drive and Hyde Circle, and running thence along the center of Hyde Circle, N. 31-55 W., 378 feet to a nail and cap; thence still with the center of Hyde Circle, N. 33-41 W., 260 feet to a nail and cap; thence still with said Hyde Circle, N. 30-10 W., 150.8 feet to a nail and cap in the center of said Hyde Circle; thence N. 58-59 E., 19.8 feet to an iron pin on the northeasterly side of Hyde Circle; thence along the southeasterly side of Moore Drive, N. 58-59 E., 250 feet to an iron pin, being the POINT OF BEGINNING (P.O.B.); thence leaving said P.O.B. and running along the southeasterly side of Moore Drive, N. 58-59 E., 265 feet to an iron pin on the line of property of Walter E. Rumminger; thence along said Rumminger line, S. 31-26 E., 208.8 feet to an iron pin on the line of property of Edwin A. Babb; thence along the line of Babb, S. 52-24 W., 125.6 feet to an iron pin; thence along the line of Lewis J. Brennan property, S. 61-38 W., 152.7 feet to an iron pin; thence along the line of Thomas L. Foster, N. 28-09 W., 216.3 feet to an iron pin, being the POINT OF BEGINNING (P.O.B.)

ALSO, an easement for the use and maintenance of existing sewer lines which run generally from the northeasterly boundary lines of the above described tracts to the public trunk line in Butler Drive. The center lines of said existing sewer lines are described on the aforesaid plat as follows:

BEGINNING at a point where the most northerly sewer line intersects with the joint property line of Tract "A" and property of Walter E. Rumminger, said point of intersection being 130 feet, S. 31-26 E. from the line of property of the Town of Mauldin, and running thence along said sewer line, N. 55-55 E., 389 feet to an existing manhole (M.H.); thence S. 45-12 E., 281.7 feet to a second existing manhole (M.H.); thence S. 47-41 E., 201.2 feet to a third existing manhole (M.H.) located on property of James P. Clyde; thence S. 42-01 E., 223.8 feet to an

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See Plat for Tract A and B 1972 page 463