

GREENVILLE CO. S.C.

BOOK 1249 PAGE 485

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 18 1 52 PM '77  
ELIZABETH RIDDLE  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Executive Park Associates, a partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
First Piedmont Mortgage Company, 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 Four Hundred Twenty Thousand and No/100-----

Dollars (\$ 420,000.00 ) due and payable

Due and payable three(3) years from date with interest on the outstanding principal balance  
at the rate of 150% of the prime interest rate as determined by First Piedmont Bank & Trust  
Company on the first day of each calendar quarter of the year, which interest shall not be  
less than eight per centum (8%) per annum, nor higher than ten per centum (10%) per annum.  
Interest shall be computed on the outstanding principal balance and paid annually.

~~with interest on the unpaid principal balance~~

~~at the rate of 150% of the prime interest rate~~

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, as is more fully shown on plat entitled  
"Survey for Fidelity Company, Inc." according to plat thereof dated November 3, 1967,  
prepared by Piedmont Engineers & Architects and recorded in the R. M. C. Office for  
Greenville County in Plat Book TTT at Page 15-B and containing approximately 33 acres  
and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern edge of the right-of-way of I-385 and  
running thence along the line of property of the South Carolina Tricentennial Commission  
approximately N. 25-07 E. 1,133 feet to an iron pin; thence N. 62-09 E. approximately  
149.5 feet to an iron pin; thence S. 28-03 E. 467.80 feet to an iron pin; thence N. 62-00  
E. 459.16 feet to an iron pin; running thence S.-27-17 E. 332.05 feet to an iron pin;  
running thence S. 27-19 E. 848.96 feet to a stone; running thence S. 61-45 W. 781.94 feet  
to an iron pin on the northeastern edge of the right-of-way of I-385; running thence along  
the northeastern edge of said right-of-way, N. 64-53 W. approximately 1,181.12 feet to  
the point of beginning;

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting  
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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right  
and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances  
except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the  
Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.