

REGULATION NO. 22  
COMPLIED WITH  
me

**MORTGAGE**

BOOK 1264 PAGE 77

FILED  
GREENVILLE CO. S. C.

JAN 19 11 02 AM '73  
DONNIE S. TANKERSLEY  
R.H.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

A & B Properties, Inc.

(herein "Borrower") and the

Mortgagee First Piedmont Bank & Trust Company

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Twenty-Seven Thousand and No/100-  
-----Dollars (\$ 27,000.00) as evidenced by the Borrower's promissory Note of  
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest  
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable one year with  
interest payable quarterly on the first day of each calendar quarter beginning April 1, 1973.

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout  
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may  
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for  
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-  
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage  
shall be security for all obligations of the Borrower to Lender in the total principal amount of Ninety-Nine Thousand  
and No/100-----Dollars (\$ 99,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-  
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower  
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof  
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid  
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the  
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)  
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other  
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-  
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)  
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations  
secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-  
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-  
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,  
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying  
and being in the County of Greenville, State of South Carolina, on the northern side of  
Pelham Road containing 10 acres, more or less, and being shown as a 10 acre tract on a  
plat recorded in the RMC Office for Greenville County in Plat Book "PPP" at Page 151 and  
having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Pelham Road, joint corner of the within  
described property and that now or formerly of Effie D. McDaid and running thence N.07-40 W.  
2086.1 feet to an iron pin; thence N.85-13 E. 174.4 feet to an iron pin; thence S.05-50 E.  
2112 feet to an iron pin on the northern side of Pelham Road; thence with said Road S.78-44  
W. 242.2 feet to the point of beginning.

This is a second mortgage.