

RECORDATION NO. 23
COMPLETED
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Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

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BOOK 1277 PAGE 199

DOVIE S. TAKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Pelham Pointé, a Partnership

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

WHEREAS, the Mortgagor is well and truly indebted unto
First Piedmont Mortgage Co., 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

Six Hundred Fifty Thousand and No/100----- of prime DOLLARS \$ 650,000.00
with interest thereon from date at the rate of 150 per centum per annum, said principal and interest to be repaid: Principal payable on demand three (3) years from date, with interest payable annually and adjusted quarterly

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, being shown and designated as Tract No. 5 according to plat of Inglesby Property, Lowndes Hill Section, November, 1962, recorded in the RMC Office for Greenville County in Plat Book BBB at Page 59, and being further shown on a Survey for Threatt-Maxwell Enterprises, Inc., February 24, 1972, recorded in the said RMC Office for Greenville County in Plat Book 42, Page 21. According to said latter plat, the property is more fully described as follows:

BEGINNING at an iron pin on the Southwestern corner of said tract on Highway I-385 at the joint corner of property now or formerly owned by Margaret P. Longo and running thence along the joint line of said property, N. 28-14 W. 970.0 feet to a point in the center of Lowndes Hill Road (formerly known as Woods Crossing Road); thence with the center of said road as the line, the following courses and distances: N. 59-03 E. 299.8 feet; N. 76-26 E. 200.2 feet; S. 85-22 E. 100.0 feet; S. 68-10 E. 299.4 feet; S. 83-30 E. 117.8 feet to a point in the center of intersection of Lowndes Hill Road (formerly known as Woods Crossing Road) and Pelham Road; thence with the center of Pelham Road as line, S. 53-20 E. 200.0 feet to a point; thence leaving said road, S. 4-30 W. 894.1 feet to an iron pin; thence N. 87-38 W. 157.4 feet to an iron pin; thence N. 88-52 W. 133.1 feet to an iron pin on I-385 right-of-way; thence with said highway right-of-way, N. 74-30 W. 184.2 feet; thence continuing N. 74-34 W. 114.5 feet to an iron pin, the point of beginning.

LESS: All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown on plat of Survey

(SEE BACK)
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.

For Substantiation: Agreement & See R & M Book 1276 page 340