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GREENVILLE, S.C.  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1285 PAGE 156

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Academy Rentals, A Limited Partnership (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Thirty-three Thousand Nine Hundred and No/100 ----- DOLLARS (\$ 33,900.00 -----), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, January 1, 1999. -----

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

ALL that piece, parcel or lot of land situate, lying and being on the southern side of Hudson Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 158 of a subdivision known as Merrifield Park, Section I, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 000 at Page 177 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hudson Road at the joint front corner of Lots Nos. 158 and 159 and running thence with the joint line of said lots S. 20-25 E., 200 feet to an iron pin; running thence S. 69-35 W., 30 feet to an iron pin at the joint rear corner of Lots Nos. 158 and 157; running thence with the joint line of said lots N. 68-05 W., 203.5 feet to an iron pin on the southern side of Hudson Road; running thence along Hudson Road, N. 49-06 E., 80 feet to an iron pin; running thence N. 61-47 E., 80 feet to an iron pin, point of beginning.

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MORTGAGE

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