

P. I. C. LOAN NUMBER
5 157 297

OCT 29 1 17 PM '73
DONNIE S. TANKERSLEY
R.M.C.

State of South Carolina, }
COUNTY OF GREENVILLE } SS.

MORTGAGE

THIS MORTGAGE, made the 29th day of October, 1973, between BRECKINRIDGE ASSOCIATES, LIMITED, A Limited Partnership organized and existing under the laws of the

~~STATE OF GEORGIA~~ State of Georgia, hereinafter called Mortgagor, and THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation, having its principal office in Newark, New Jersey, hereinafter called Mortgagee.

WHEREAS, Mortgagor is indebted to Mortgagee for money loaned, to secure the payment of which Mortgagor has executed and delivered to Mortgagee a note of even date herewith, in the principal sum of Two Million Five Hundred Fifty Thousand and No/100-----

Dollars (\$ 2,550,000.00).

payable to the order of Mortgagee at its aforesaid principal office or at such other place as the holder thereof may designate in writing, said principal sum being payable as set forth in said note with interest at the rate set forth therein, the balance of said principal sum with interest thereon maturing and being due and payable on the fifteenth day of October, 192003, to which note reference is hereby made.

NOW, THEREFORE, Mortgagor, in consideration of the aforesaid debt, and also in consideration of the further sum of Three Dollars to him in hand paid by Mortgagee, receipt whereof is hereby acknowledged, and for the purpose of securing (1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby and (3) the performance of all the covenants, conditions, stipulations and agreements herein contained, does by these presents grant, bargain, sell and release to Mortgagee, its successors and assigns, the following described real estate situated in the City of Greenville, Greenville County, South Carolina:

ALL that piece, parcel or lot of land situate, lying and being on Pelham Road in the City of Greenville, County of Greenville, State of South Carolina, containing 11.951 acres as shown on Survey for Breckinridge Associates, Limited, dated September 18, 1973 prepared by Carolina Surveying Co., recorded in the Office of the R.M.C. for Greenville County, State of South Carolina in Plat Book 42, at Page 90 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the edge of the right-of-way at Pelham Road at the joint front corner of property herein described and property of Duke Power Co. and running thence along the edge of right-of-way of Pelham Road S. 74-42 E. 100 feet to an iron pin; thence continuing along the edge of the right-of-way of Pelham Road S. 70-09 E. 100 feet to an iron pin; thence continuing along the right-of-way of Pelham Road S. 60-10 E. 230.0 feet to an iron pin at joint front corner at property herein described and property of Redman Development Corporation; thence turning and running along common line with Redman Development Corporation S. 37-41 W. 1134.8 feet to an iron pin; thence turning and running N. 76-49 W. 77.5 feet to an iron pin; thence continuing N. 76-43 W. 230.2 feet to an iron pin; thence turning and running S. 84-28 W. 230.3 feet to an iron pin; thence turning and running along common line with Pelham Woodmere Ltd. Partnership and Duke Power Co. N. 39-05 E. 1320.6 feet to an iron pin, to the point of beginning.

THIS Mortgage shall also constitute a first lien on all air-conditioning and heating equipment located within or attached to the property described above and all buildings and other improvements constructed or located thereon at any time.

THIS Mortgage shall also constitute a first lien on all refrigerators, ranges and ovens, garbage disposals, dishwashers, dryers, hot-water heaters, carpeting, draperies, and replacements thereof, which may be now or hereafter located on the property described above or within any buildings or other improvements constructed thereon and which are owned by Mortgagor and utilized in any manner in the operation of the premises.

