

NOV 16 2 48 PM '73

BOOK 1295 PAGE 383

STATE OF SOUTH CAROLINA DONNIE S. TANKERSLEY
COUNTY OF GREENVILLE R.H.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RIVERSIDE LIMITED PARTNERSHIP,
a South Carolina Limited Partnership,
(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA
(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 Two Hundred Five Thousand
and No/100-----DOLLARS (\$ 205,000.00---)
with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be
repaid as follows:

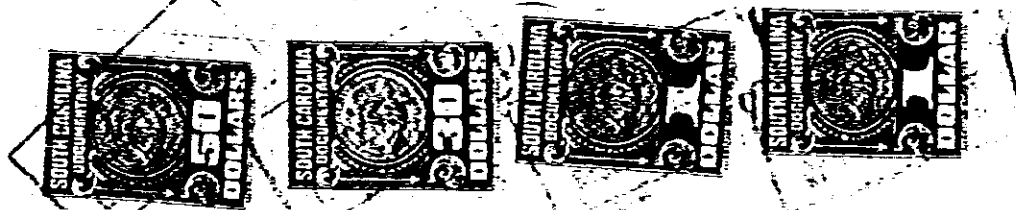
\$25,000.00 on November 15, 1974; \$25,000.00 on November 15, 1975;
\$25,000.00 on November 15, 1976; \$25,000.00 on November 15, 1977;
the balance of \$105,000.00 on November 15, 1978, plus interest on
the unpaid balance.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as
may be advanced or readvanced 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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its
heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon,
or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land situate, lying and being
in the City of Greenville, County of Greenville, State of South Carolina,
at the northerly intersection of West McBee Avenue and South Academy
Street and having, according to a plat prepared by Piedmont and
Northern Railway Company entitled "Sketch showing property of Piedmont
and Northern Railway, located on West Washington St., South Academy
Street and West McBee Ave., Greenville, South Carolina", dated June 8,
1965, last revised August 20, 1968, the following metes and bounds,
to-wit:

BEGINNING at an iron pin in the southerly margin of West Washington
Street at the northeasterly corner of property conveyed to C. L.
Cannon & Sons of Greenville, Inc., by Piedmont and Northern Railway
by deed dated June 19, 1947, running thence with the said margin of
West Washington Street, S. 64-41-30 E., 518.73 feet to a point in the
new westerly margin of South Academy Street; thence with the said mar-
gin of South Academy Street in 3 courses: (1) S. 23-48-30 W., 192.80
feet to an iron pin, (2) S. 27-35-30 W., 142.12 feet to an iron pin,
(3) a curve to the right in a southwesterly direction having a radius
of 25.68 feet, 22.14 feet to a point in the northerly margin of West
McBee Avenue; thence with the said margin of West McBee Avenue,
N. 68-17 W., 631.82 feet to an iron pipe; thence N. 20-48-30 E., 132.35
feet to an iron pipe; thence S. 64-53-30 E., 133.47 feet to an iron pin;
thence N. 25-06-30 E. 260.90 feet to the point of beginning, containing
4.789 acres, more or less.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing 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.

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