

FILED
GREENVILLE CO. S. C.

1989 MAR 10 10 58 AM

RECORDED & INDEXED
R.M.C.

BOOK 1302 PAGE 483

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FLOOGLE, INC.

(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 TWENTY-THREE THOUSAND AND NO/100THS-----

DOLLARS (\$ 23,000.00), 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,
March 1, 1989

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 in Greenville County, State of South Carolina, in the Town of Mauldin, and having the following metes and bounds, to-wit:

PARCEL A:

ALL that certain piece, parcel or lot of land as shown on plat of Property of Floogle, Inc., prepared by Piedmont Engineers and Architects, dated April 28, 1971, recorded in the R. M. C. Office for Greenville County in Plat Book 4J at page 51, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of U. S. Highway 276 and running thence S. 61-58 W. 239.3 feet to a point; thence S. 28-11 E. 185.3 feet to a point on the northwesterly side of Whatley Circle; thence with the northwesterly side of Whatley Circle S. 50-39 W. 232.2 feet to a point; thence N. 28-11 W. 228.1 feet to a point; thence S. 61-49 W. 35.0 feet to a point; thence N. 28-11 W. 190.0 feet to a point; thence N. 61-28 E. 108.0 feet to a point; thence N. 28-32 W. 70.0 feet to a point; thence S. 61-28 W. 18.0 feet to a point; thence N. 28-32 W. 120.0 feet to a point; thence N. 61-28 E. 18.0 feet to a point; thence N. 28-32 W. 20.75 feet to a point on the southeasterly edge of West Butler Avenue; thence with the southeasterly edge of West Butler Avenue N. 61-34 E. 40.0 feet to a point; thence S. 28-32 E. 210.65 feet to a point; thence N. 61-28 E. 185.9 feet to a point; thence S. 27-57 E. 50.0 feet to a point; thence S. 62-03 W. 0.8 feet to a point; thence S. 3-33 E. 50.0 feet to a point; thence S. 62-03 W. 3.15 feet to a point; thence S. 27-57 E. 50.0 feet to a point; thence N. 61-58 E. 20.0 feet to a point; thence S. 28-02 E. 10.0 feet to a point; thence N. 61-58 E. 147.9 feet to a point; thence with the southwesterly side of the right of way for U. S. Highway 276 S. 33-21 E. 30.25 feet to the beginning corner. (Continued on attached rider)

2,500 2-73 KP

MORTGAGE

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