MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A., Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN CROSLAND COMPANY

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

WHEREAS, the Mortgagor is well and truly indebted unto Carolina National Mortgage Investment 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 One Million and No/100-- ---------- DOLLARS ($ 1,000,000.00--) with interest thereon from date at the rate of one (1%) percent above the prime interest rate as quoted by The Citizens and Southern Corporation, Charleston, South Carolina, adjusted on the 1st day of any month following any fluctuation in said prime rate. Interest to be due and payable monthly on the 15th day of each month. Principal balance and all unpaid and accrued interest due and payable on demand, but in no event later than twelve (12) months from the date hereof.

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 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL those certain tracts, parcels or lots of land, together with all buildings and improvements thereon, situate, lying and being within Peppertree Subdivision, Greenville County, State of South Carolina, having the lot numbers designated below, as shown and designated on the plats described below, and having such metes and bounds as are shown on said plats, as amended:

a) In Peppertree Section 2, as shown on plat dated June 15, 1972, recorded in the Office of the R.M.C. for Greenville County in Plat Book 4X at Page 3, as revised, the following lots:

97, 98, 101, 102, 106, 107, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 122, 123, 124, 126, 140, 141, 144, 145, 148, 99.

b) In Peppertree Section 3, as shown on plat dated December 14, 1972, recorded in Plat Book 4X at Page 4, as revised, the following lots:

49, 50, 51, 52, 60, 62, 63, 64, 65, 66, 70, 71, 72, 73, 74, 75, 76, 77, 82, 83, 84, 85, 89, 90, 91, 92, 93, 94, 95, 153, 154, 155, 156, , 163, 166, 167, 168, 169, 170, 171, 172, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 202, 203, 204, 205, 206, 207, 208, 212, 213, 214, 215, 216 160, 164.

c) In Peppertree Section 4, as shown on plat dated December 14, 1972, recorded in Plat Book 4X at Page 5, as revised, the following lots:

44, 45, 46, 47, 25.

The Mortgagor and Mortgagee have entered into a certain loan commitment dated August 5, 1974, the provisions of which are incorporated herein by reference as fully and to the same extent as those set out herein verbatim.

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.

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