

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 17 10 30 AM MORTGAGE

BONNIE S. TANKERSLEY
R.M.C.

LEATHERWOOD, WALKER, TODD & MANN

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

FAIRLANE/LITCHFIELD COMPANY, INC.

(hereinafter referred to as Mortgagor), SEND GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST PIEDMONT BANK AND TRUST COMPANY (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 Seventy-Five Thousand and no/100ths----- Dollars (\$ 75,000.00) with interest on the unpaid balance thereof from date until paid, at an annual rate equal to prime interest rate as determined by First Piedmont Bank and Trust Company of Greenville, South Carolina plus two and one-half (2-1/2%) percent. Said rate shall be adjusted monthly and shall be for the next succeeding monthly period the rate of said bank in effect on the last business day of the preceding month. Interest shall be paid in arrears monthly commencing on the first day of July, 1975.

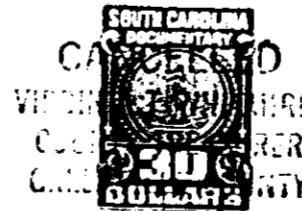
The principal hereof together with all unpaid interest thereon shall be due and payable in one installment on March 15, 1976.

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 (\$3.00) Dollars 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 THAT PIECE, parcel or tract of land situate in the County of Greenville, State of South Carolina, on the eastern side of Balfer Drive and being designated as "Property of Fairlane/Litchfield Co." on plat prepared for Wade Hampton Enterprises by Carolina Engineering and Surveying Co., dated November 21, 1973, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Balfer Drive at the corner of property now or formerly owned by Hanson Development Co. and running thence along said Drive N. 6-10 E. 300.9 feet to an iron pin; thence along the southern side of a new cut street N. 43-0 E. 35.3 feet to an iron pin; thence S. 47-00 W. 298.3 feet to an iron pin; thence S. 43-0 W. 276.05 feet to an iron pin; thence N. 47-0 W. 118.7 feet to an iron pin, the point of beginning.



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