

FILED

MORTGAGE OF REAL ESTATE—Office of W. Edman & Farham, P.A. Greenville, S. C.

1259 849

GREENVILLE CO. S. C.
FEB 9 3 42 PM '76
D. N. HIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: B-S IV LIMITED PARTNERSHIP

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

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 **Four Hundred Thousand and No/100** ----- **DOLLARS (\$400,000.00**) with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid as follows:

This mortgage is being given by Mortgagor to Mortgagee to secure a Letter of Credit from Mortgagee to First National Bank In St. Louis in the amount of \$400,000, dated February 20, 1976, and any extensions or modifications of said Letter of Credit.

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:

See Description shown on attached Schedule A-Property Description

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.

3
4
8
0

4328 RV-2