

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LAND LEASE CORPORATION,

(hereinafter referred to as Mortgagor), SEND GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST PIEDMONT MORTGAGE COMPANY, 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 ***** Eight Hundred Ten Thousand & no/100 Dollars (\$810,000) with interest thereon from date until paid at the rate of (9.375%) ~~per annum~~ per annum, said principal and interest to be repaid as follows: According to the terms of the mortgagor's promissory note of even date herewith.

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The entire outstanding principal balance and all accrued and unpaid interest at the rate of (9.375%) ~~per annum~~ per annum shall be due and payable in two hundred eight (280) installments of Seven Thousand One Hundred Thirty-five & 55/100 Dollars (\$7,135.55) each, beginning Jan. 1, 1978 and on the first day of each month thereafter until Apr. 1, 2000, when the balance of principal then remaining with interest shall be due and payable. Each installment is to be applied first to the payment of interest and then to the reduction of principal. Prepayment privilege is in accordance with the terms of the note of even date herewith.

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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, ~~to wit~~ all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or tract of land, situate, lying and being in Greenville County, South Carolina, containing 6.45 acres, more or less, being more particularly shown on a plat of the property of Land Lease Corp. by Campbell and Clarkson Surveyors, Inc., dated November 16, 1976, to be recorded in the Greenville County R.M.C. Office, as follows:

BEGINNING at an iron pin on the Southern side of Cedar Lane Road at the intersection of Clark Street and running along the right-of-way of Cedar Lane Road S. 56° 34' E. 586.92 feet; S. 58° 31' E. 102.71 feet and S. 62° 04' E. 75.63 feet, to an iron pin; thence S. 61° 24' W. 194.99 feet to an iron pin; thence S. 45° 51' E. 49.78 feet to an iron pin; thence N. 45° 59' W. 210.97 feet to an iron pin; thence S. 78° 32' W. 356.5 feet to an iron pin; thence N. 56° 25' W. 378.52 feet to an iron pin; thence along the right-of-way of Clark Street N. 33° 35' E. 455.0 feet to the beginning point. This is a portion of the property heretofore conveyed to the mortgagor by deed of Hughes Development Co., Inc., dated December 1, 1972, recorded in Deed Book 961, at Page 656 in the R.M.C. Office for Greenville County.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
NOV 1978 TAX 324.00
PB. 11218

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