

First Mortgage on Real Estate

GREENVILLE

500 E. Washington Street
Greenville, S. C. 29601

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GARRETT & GARRETT, a General
Partnership existing under the
laws of the State of South Carolina, (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(s) of even date herewith, the terms of which are
incorporated herein by reference, in the sum of Four Hundred Thousand
and no/100ths -----
DOLLARS (\$ 400,000.00), with interest thereon as provided in said
promissory note(s), 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 October 1st, 1997,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the afore-
said 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 to
secure the performance of all the covenants, conditions, stipulations and
agreements contained herein and/or in any other document given by the
Mortgagor to the Mortgagee in connection therewith, 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 certain leasehold interest or estate, together with all~~

ALL that certain leasehold interest or estate, together with all
buildings, improvements, appurtenances and benefits created under the terms
of that certain Lease, and all renewals thereof and the estate of the mortgagor
as Lessee thereunder, between Garrett & Garrett, as Tenant, and Patee Jones
Green, as Landlord, dated April 15, 1977, and recorded on November 23, 1977
in the RMC Office for Greenville County, S. C., in Deed Book 1168, page 916,
which covers all that certain piece, parcel or tract of land containing 4.012
acres, more or less, situate, lying and being on the southwestern side of
Laurens Road (U. S. Highway No. 276), and the northerly side of Laurel Creek
Lane, in the City of Greenville, Greenville County, South Carolina, as shown
on a plat recorded in the RMC Office for said county and state in Plat Book
6-C, page 82, the same being more fully described by metes and bounds on
Exhibit A, attached hereto, and incorporated herein by reference.

Handwritten initials and signature

Handwritten notes and stamps at the bottom of the page

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