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Mortgagee's Address:  
P. O. Box 10140  
Greenville, SC 29603

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE COMMERCIAL INVESTORS, INC.

, a corporation 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 SEVENTY-FIVE THOUSAND AND NO/100-----

DOLLARS (\$ 75,000.00 ), with interest thereon as provided in said promissory note(s), said principal and interest to be paid 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 March 1, 19 96 .

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 to secure the performance of all 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the eastern side of Murray Drive (also known as Green Street) in the County of Greenville, State of South Carolina, being shown as a tract containing .068 ac. as shown on a plat of the property of Franklin Enterprises, Inc. dated August 1977, prepared by C. O. Riddle, Surveyor, recorded in Plat Book 6J at page 68 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap near the center of Murray Drive at the corner of property now or formerly belonging to Vaughn and running thence with the Vaughn property and the Green property N 82-32 E 300 feet to an iron pin; thence S 18-32-30 E 100 feet to an iron pin; thence S 82-32 W 300 feet to a point near the center of Murray Drive N 18-32-30 W 100 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of R. V. Chandler & Co., Inc., recorded on July 12, 1977 in Deed Book 1060 at page 432 in the RMC Office for Greenville County.

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