

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF RICHLAND } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:
MAULDIN PROPERTIES, a limited partnership, a limited partnership, ~~XXXXXXXXXX~~

organized and existing under the laws of Georgia
having its principal place of business at Atlanta, Georgia
(hereinafter with its successors and assigns called the Mortgagor) sends Greetings:
WHEREAS, the Mortgagor is well and truly indebted unto Fickling & Walker, Inc.

a corporation organized and existing under the laws of Georgia, having its principal place of business at
Atlanta, Georgia (hereinafter with its successors and
assigns called the Mortgagee), in the sum of ONE MILLION TWO HUNDRED EIGHTY FIVE THOUSAND FOUR HUNDRED
Dollars (\$ 1,285,400.00) as evidenced by Mortgagor's Note of even date herewith bearing interest
from date on outstanding balances at the rates specified in the Note ~~XXXXXXXXXX~~ per annum,
said principal and interest being payable in monthly installments as provided in said Note with a final maturity of 3/1/2020,
which Note is identified as being secured hereby by a certificate thereon. Said Note and all of its terms are incorporated
herein by reference and this conveyance shall secure any and all extensions thereof, however evidenced.

Mortgagor desires to secure payment of the same and also to secure the performance of all covenants and agreements herein
contained, and in a building loan agreement between the Mortgagor and the Mortgagee hereinafter mentioned;

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment
thereof to the Mortgagee, and also in consideration of the further sum of Ten Dollars (\$10) 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 acknow-
ledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mort-

gagee, its successors and assigns, the following-described real estate situated in the City of Greenville of
Mauldin, County of Greenville, State of South Carolina:

All that tract or parcel of land lying and being in the City of Mauldin, Greenville
County, South Carolina, and being more particularly described as follows:

Commencing at the intersection of the east right-of-way line of Shadecrest Drive
and the south right-of-way line of Miller Road; running thence North 54 degrees
45 minutes East along said southerly right-of-way line of Miller Road, a distance
of 62.9 feet to a point; continuing along said southerly right-of-way of Miller
Road North 60 degrees 46 minutes East, a distance of 62.5 feet to an iron pin
found and the TRUE POINT OF BEGINNING; running thence North 63 degrees 05 minutes
East along said southerly right-of-way line of Miller Road, a distance of 322.15
feet to a point; running thence South 35 degrees 00 minutes East, a distance of
662.17 feet to a point; running thence South 55 degrees 00 minutes West, a distance
of 318.94 feet to a point; running thence North 35 degrees 00 minutes West, a distance
of 707.46 feet to a point on the southerly right-of-way line of Miller Road and
the Point of Beginning according to plat of survey prepared by T. M. Patton &
Associates dated October 24, 1978.

Being the same property conveyed to the Mortgagor by Deeds of Design Builders, Inc.
and Barbara L. Maxwell dated September 28, 1978, recorded in Deed Book 1089, page
310 on October 5, 1978 and Deed Book 1089, page 311 on October 5, 1978, respectively.

MAILING ADDRESS: Suite 330, 6400 Powers Ferry Road, Atlanta, Georgia 30339.

GCTO

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STAMP: STA TAX 514.1

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