

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE ARMS, A LIMITED PARTNERSHIP -----

organized and existing under the laws of **South Carolina** -----
having its principal place of business at **Aiken, South Carolina** -----
(hereinafter with its successors and assigns called the **Mortgagor**) sends Greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **MID-SOUTH MORTGAGE COMPANY, INC.** -----

a corporation organized and existing under the laws of **South Carolina** -----, having its principal place of business at
Aiken, South Carolina ----- (hereinafter with its successors and
assigns called the **Mortgagee**), in the sum of **Two Million Three Hundred Fifty-five Thousand Five Hundred**
Dollars (\$2,355,500.00) ----- as evidenced by Mortgagor's Note of even date herewith bearing interest
from date on outstanding balances at ----- **Nine and one-half** ----- * -- per cent (**9½%**) per annum,
said principal and interest being payable in monthly installments as provided in said Note with a final maturity of **5-1-2020**
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 ~~near~~ near the city ----- of
Greenville ----- County of **Greenville** ----- State of **South Carolina** -----

All that piece, parcel or tract of land containing 10.13 acres situate, lying and being
in the County of Greenville, South Carolina as detailed on a plat thereof entitled
Initial Survey for Greenville Arms, A Limited Partnership by W. R. Williams, PE/RLS
under date of December 1, 1978, the courses, distances, measurements and boundaries
on which plat are: Beginning at an iron pin which is North 34 degrees 16 minutes East
115.24 feet from a hole in the top of a culvert on the southeasterly edge of the right
of way of Range View Circle and running thence North 34 degrees 19 minutes East 52.06
feet to an iron pin; thence turning and running South 39 degrees 36 minutes East 120.6
feet to an iron pin; turning and running thence North 50 degrees 24 minutes East 175
feet to an iron pin; turning and running thence South 39 degrees 36 minutes East 507.0
feet to an iron pin; turning and running thence South 39 degrees 59 minutes West 755.6
feet to an iron pin; turning and running thence North 50 degrees 25 minutes West 646.7
feet to an iron pin; turning and running thence North 39 degrees 47 minutes East 104.1
feet to an iron pin; thence North 68 degrees 28 minutes East 320.9 feet to an iron pin;
thence North 48 degrees 13 minutes East 155.8 feet to an iron pin; thence North 49
degrees 33 minutes East 70.53 feet to an iron pin; turning and running thence North
32 degrees 20 minutes West 46.1 feet to an iron pin; thence North 38 degrees 47 minutes
West 5.1 feet; thence North 39 degrees 36 minutes West 136.49 feet to the point of
beginning.

The property described herein contains and is subject to an access road
from Range View Circle to the property of White Horse Manor Association as shown on
plat by Enwright Associates dated March 13, 1972 and recorded in the office of the RMC
in Plat Book 4J at Page 159, the metes and bounds on the centerline of said access road
being as follows: Beginning at an iron pin which is North 34 degrees 19 minutes East
26.03 feet from an iron pin which is North 34 degrees 16 minutes East 115.24 feet from
a hole in the top of a culvert on the southeasterly edge of the right of way of Range
View Circle and running thence South 39 degrees 36 minutes East 143.4 feet; thence
South 38 degrees 51 minutes East 6.6 feet; thence South 32 degrees 22 minutes East 50
feet; thence South 20 degrees 54 minutes East 50 feet; thence South 9 degrees 26 minutes
East 50 feet; turning and running thence South 2 degrees 02 minutes West 50 feet; thence
South 13 degrees 30 minutes West 50 feet; thence South 24 degrees 58 minutes West 50
feet; thence South 35 degrees 08 minutes West 38.7 feet; thence South 39 degrees 35
minutes West 403 feet to a point on the southwest property line of the property described
herein. Said property is bounded in general as follows: to the North by property of Morgan,
Hann, Freeman, Joe W. Hiller and Range View Circle; to the East by property of Connie
Hall and Means & Nabors; to the South by property of Means & Nabors; and to the West
by property of White Horse Manor Association. (Description continued on attached page)

* Up to and including the date of final endorsement of the secured note; thereafter, the loan
shall bear interest at the rate of Seven & one-half (7½) percent per annum payable on the
first day of each month on the outstanding balance of principal.

**See last page.