

OPEN-END MORTGAGE DEED
GREENVILLE CO. S. C.

1478 440

KNOW ALL MEN BY THESE PRESENTS:

JUL 15 2 02 PM '79

That the Undersigned,

CONNIE STANKERSLEY

The Piedmont Company, an Ohio limited Partnership,

(hereinafter "MORTGAGOR"), for the consideration of Eight Hundred Seven Thousand Four Hundred Fifty Dollars (\$807,450.00) received from THE HUNTINGTON MORTGAGE COMPANY, Columbus, Ohio (hereinafter "MORTGAGEE"), HEREBY GRANTS AND CONVEYS unto the Mortgagee, its successors and assigns, the following described premises:

ALL that piece, parcel of lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown on a compiled plat, said compilation being performed by Freeland & Associates and being entitled "Property of The Piedmont Company" and having, according to said compilation 4.053 acres including property within the boundaries of the right-of-way of Pelzer Road and having, according to said compilation, the following metes and bounds, to-wit:

BEGINNING at a point at the centerline of Pelzer Road, said point being 560 feet, more or less, in a southerly direction from the intersection of Pelzer Road and Piedmont Golf Course Road and running thence S. 72-24 E., 406.88 feet to a point; thence turning and running S. 16-30 W., 336 feet to a point; thence turning and running S. 82-53 W., 425 feet to a point; thence turning and running N. 28-46 W., 36.27 feet to a point on the centerline of Pelzer Road; thence with the centerline of said Road, N. 16-44 E., 100.61 feet; N. 17-59 E., 100 feet; N. 17-34 E., 288 feet to the point of beginning.

Deed: Westminster Co.
Recorded: July 2, 1979
Vol. 1105/467

be the same more or less, together with all fixtures, easements, privileges, and appurtenances thereunto belonging, and all rights and estates in reversion or remainder, and all rents, issues, and profits which may be had or arise therefrom, including therein but not by this language intending to limit the generality of the foregoing, all heating, refrigerating, ventilating, airconditioning, sprinkling, vacuum cleaning, water, and power systems, plumbing and lighting fixtures, incinerators, elevators, shades, screens, awnings, and storm windows now or hereafter attached to or used in connection with said premises, and all plants, trees, and shrubs of every nature and description, now growing or hereafter planted upon the said premises.

TO HAVE AND TO HOLD all of the foregoing with the appurtenances thereunto belonging, unto Mortgagee, its successors and assigns, forever. And Mortgagor does hereby covenant with Mortgagee, its successors and assigns, that at and until the ensembling of these presents, Mortgagor is well seized of the above-described PREMISES as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain, sell, and convey the same in manner and form as above-written; that the same are FREE AND CLEAR FROM ALL ENCUMBRANCES whatsoever, and Mortgagor WARRANTS and WILL DEFEND said premises, with the appurtenances thereunto belonging, to Mortgagee, its successors and assigns forever, against all lawful claims and demands whatsoever.

Pursuant to the provisions of a loan agreement between the parties hereto dated of even date herewith, Mortgagee is obligated to advance to Mortgagor the full amount of note heretofore referred to and the parties agree that with respect to this mortgage deed:

1. It shall secure the unpaid balances of loan advances made after this instrument is delivered to the Recorder for record.
2. The maximum amount of such unpaid loan indebtedness, exclusive of interest thereon, which may be outstanding at any time is \$807,450.00.
3. In addition to such loan indebtedness this mortgage shall secure unpaid balances of advances made by Mortgagee for payment of taxes, assessments, insurance premiums and/or costs incurred for the protection of the mortgaged premises.
4. Mortgagee's address is The Huntington Mortgage Company, attention R. Wayne Davis, President, 37 West Broad Street, Columbus, Ohio 43215.

The conditions of this mortgage are such that: WHEREAS Mortgagor to evidence an indebtedness owing to Mortgagee executed and delivered to Mortgagee a promissory

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RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS
GREENVILLE COUNTY, SOUTH CAROLINA
JUL 15 1979