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DENNIS... MANNERSLEY

First Mortgage on Real Estate

BOOK 1504 PAGE 296

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: McDaniel Associates

, 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 Seven Hundred Seventy-five Thousand and no/100 DOLLARS (\$ 775,000.00), 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 November 30, 19 81 .

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 in the City of Greenville, County of Greenville, State of South Carolina, containing approximately 84,000 square feet being approximately 2.38 acres, located on and adjacent to the abandoned section of Webster Street and has according to a plat prepared for the City of Greenville's Community Development Department by W. R. Williams, Jr., revised February 7, 1980, recorded in the RMC Office for Greenville County in Plat Book 70 at page 85-86, the following metes and bounds to-wit:

Beginning at a concrete monument located on the northern right-of-way of Webster Street, said point being adjacent to property owned by the Duke Power Company, and running thence along said line N. 20-50 E. 168.1 feet to a concrete monument; thence S. 11-28 E. 45.7 feet to an iron pin; thence N. 87-15 E. 172.9 feet to an iron pin; thence S. 71-15 E. 349.4 feet to an iron pin; thence S. 33-00 W. 207.4 feet to an iron pin; thence S. 70-13 E. 10.3 feet to an iron pin; thence S. 69-45 E. 14.2 feet to an iron pin; thence S. 33-37 W. 22.7 feet to an iron pin; thence N. 59-00 W. 15.5 feet to an iron thence N. 70-12 W. 492.4 feet to an iron pin; thence N. 20-50 E. 19 feet to a concrete monument, being the point of beginning.

Also, all that piece, parcel or lot of land in the County of Greenville, State of South Carolina, and being 1/2 of the portion of Webster Street abandoned by Ordinance of Greenville City Council dated February 12, 1980, and being more particularly described as follows:

Beginning at an iron pin on the southerly right-of-way line of Webster Street and the easterly right-of-way line of Oakland Avenue and running thence N. 70-11 W. 472.9 feet to an iron pin; thence N. 20-50 E. 19 feet to an iron pin; thence S. 70-12 E. 492.4 feet to an iron pin; thence S. 32-21 W. 20.2 feet to an iron pin; thence N. 68-54 W. 15.44 feet to the point of beginning.

The above-described property is conveyed subject to all easements and rights-of-way affecting the premises, including, but not limited to, rights-of-way to Piedmont Natural Gas, Greenville Water System, City of Greenville Sewer Division, and Duke Power Company.

Derivation: Deed from City of Greenville, recorded March 6, 1980, in Deed Book 1131 at page 718; and from School District of Greenville County, recorded April 24, 1980 in Deed Book 1134 at page 553.

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COMMERCIAL MORTGAGE

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