

MORTGAGEE'S ADDRESS: c/o Suit Construction Co., Inc., P. O. Box 8858, Greenville, SC 29604
MORTGAGE OF REAL ESTATE BY A CORPORATION - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, SC 29604

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PURCHASE-MONEY
MORTGAGE OF REAL ESTATE BY A PARTNERSHIP
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WADE HAMPTON INVESTORS, a General Partnership, organized and existing under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto

AIKEN PROPERTIES, A South Carolina Limited Partnership,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Hundred Fifty-Four Thousand and no/100-----Dollars (\$254,000.00) due and payable in ten (10) equal annual installments of \$41,338.50 each, commencing one (1) year after the date of this Note and continuing on the same day of each year thereafter until paid in full, all payments to be applied first to interest and then to principal,

with interest thereon from date hereof at the rate of ten (10%) per centum per annum, to be paid:

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 purposes:

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 also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid to 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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, King and being in the State of South Carolina, County of Greenville, lying and being near the City of Greenville in Greenville County, South Carolina on the western side of Wade Hampton Boulevard (U.S. Highway 29) and on the eastern side of Pine Knoll Drive, consisting of approximately 3.70 acres, and having the following metes and bounds according to plat entitled "Property of Piedmont Developers" dated June, 1973 by Dalton & Neves, Engineers:

BEGINNING at an iron pin on the western side of Wade Hampton Boulevard at the south-eastern corner of property now or formerly owned by James C. Watkins, said pin being located 496 feet, more or less, north of the intersection of the western right of way of Wade Hampton Boulevard with the eastern right of way of Pine Knoll Drive, and running thence with the line of said James C. Watkins property, N. 55-48 W. 334.5 feet to an iron pin on the eastern right of way of Pine Knoll Drive; thence with the eastern right of way of Pine Knoll Drive, N. 18-24 E. 461 feet to a point in the center of a creek; thence with the creek as the line, the traverse lines of which are as follows: S. 47-00 E. 290 feet to a point; thence S. 36-55 E. 146 feet to a point; thence S. 62-00 E. 55 feet to a point; thence S. 46-52 E. 25 feet to a point on the western right of way of Wade Hampton Boulevard; thence leaving the center line of said creek and running with the western right of way of Wade Hampton Boulevard, S. 43-08 W. 356.9 feet, more or less, to the Point of Beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of the Mortgagee herein dated December 23, 1980, to be recorded herewith.

The indebtedness secured by this Mortgage represents a portion of the purchase price owed by the Mortgagor herein to the Mortgagee herein for the property hereinabove described.

The lien of this Mortgage is subordinate to the lien of that certain Mortgage held by NCNB Mortgage Corporation (formerly C. Douglas Wilson & Co.) recorded in Mortgage Book 1312, Page 323, as subsequently modified and extended.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

LEATHERWOOD, WALKER, TODD & MANN

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