

State of South Carolina

County of Greenville

FILED
GREENVILLE CO. S. C.
MAR 3 3 55 AM '81
DONNELL BANKERSLEY
R.M.C.

200-1534 PAGE 72

REH

Mortgage of Real Estate

THIS MORTGAGE made this 13th day of February, 1980.

by Riverside Limited Partnership, a limited partnership organized under the laws of the State of South Carolina,
(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608,
Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, Riverside Limited Partnership
is indebted to Mortgagee in the maximum principal sum of fifty five thousand and no/100-----
----- Dollars (\$ 55,000.00), which indebtedness is
evidenced by the Note of Riverside Limited Partnership of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is two (2) years after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with
Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed
\$ 55,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in
the City of Greenville, County of Greenville, State of South Carolina, at
the northerly intersection of West McBee Avenue and South Academy Street
and having, according to a plat prepared by Piedmont and Northern Railway
Company entitled "Sketch showing property of Piedmont and Northern Railway,
located on West Washington St., South Academy St. and West McBee Ave.,
Greenville, South Carolina," dated June 8, 1965, last revised August 20,
1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southerly margin of West Washington Street
at the northeasterly corner of property conveyed to C. L. Cannon & Sons of
Greenville, Inc., by Piedmont and Northern Railway by deed dated June 19,
1947, running thence with the said margin of West Washington Street,
S. 64-41-30 E. 518.73 feet to a point in the new westerly margin of South
Academy Street; thence with the said margin of South Academy Street in three
courses: (1) S. 23-48-30 W. 192.80 feet to an iron pin, (2) S. 27-35-30 W.
142.12 feet to an iron pin, (3) a curve to the right in a southwesterly
direction having a radius of 25.68 feet, 22.14 feet to a point in the
northerly margin of West McBee Avenue; thence with the said margin of
West McBee Avenue, N. 68-17 W. 631.82 feet to an iron pipe; thence N.
20-48-30 E. 132.35 feet to an iron pipe; thence S. 64-53-30 E. 133.47
feet to an iron pin; thence N. 25-06-30 E. 260.90 feet to the point of
beginning, containing 4.789 acres, more or less.

This conveyance is subject to the right-of-way covered by agreement dated
April 2, 1948, between the Piedmont and Northern Railway Company and H. B.
McKoy and H. C. Helgersen for a 6" cast iron water main, a 6" cast iron
sanitary sewer line, and an 8" terra cotta storm drain at the location
for each as shown on a copy of Piedmont and Northern Railway's Drawing
T-473-D.

This conveyance is subject to all setback lines and zoning ordinances, if
any, affecting the premises hereinabove described.

This is the same property conveyed to grantor herein by deed dated October
7, 1968, recorded in office of RMC for Greenville County in Deed Book
854, Page 89, on October 14, 1968, by Piedmont and Northern Railway Co.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident
or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto
(all of the same being deemed part of the Property and included in any reference thereto):

10072

4328 RV-2