

PO Box 2588
Greenville, SC 29602

SL-ML-401 (S.C.) 5/80

*Main St.
Greenville, S.C.*

FILED
GREENVILLE CO. S.C.

APR 2 3 15 PM '81

COMM. CLERK LESLEY
R.M.C.

REC-1537 PAGE 85

State of South Carolina,

County of Greenville

MORTGAGE AND SECURITY
AGREEMENT

April 2, 1981

TO ALL WHOM THESE PRESENTS MAY CONCERN: SOVEREIGN REALTY 1981 - II

the laws of the State of South Carolina, a Limited Partnership organized ~~existing~~ under
(hereinafter referred to as Mortgagor),

SEND(S) GREETING:

WHEREAS, The Mortgagor is well and truly indebted to FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation chartered under the laws of the United States (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 Three Hundred Ninety-five Thousand and No/100-DOLLARS (\$395,000.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid as 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 on June 1, 1981

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 become 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 the 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 certain tract, parcel or lot of land, together with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville County, State of South Carolina, and more particularly described as follows:

See attached Rider.

DOCUMENTARY
STAMP
APR 2 1981

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