

OFFICE OF THE REGISTER OF DEEDS  
S. C.

MORTGAGE - INDIVIDUAL FORM JOB: H. DILLARD, P.A., GREENVILLE, S. C. 1537 147  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } R.M.C.

**MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G M G PROPERTIES, a General Partnership,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto REBEKAH T. ROBINSON, MARY T. BALLARD,  
ERNEST H. TRAYNHAM and JERRY B. TRAYNHAM  
(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 Thirty Thousand and no/100ths -----  
Dollars (\$30,000.00) due and payable  
as set forth in said note,

with interest thereon from date at the rate of 12 per centum per annum, to be paid: quarterly.

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 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:

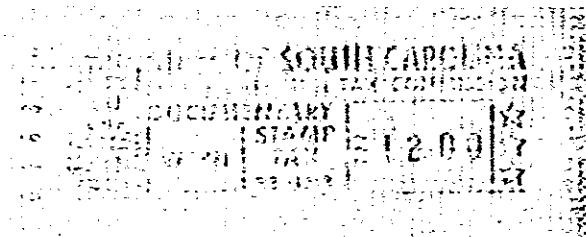
ALL that piece, parcel or lot of land, with all buildings and improvements,  
situate, lying and being at the northwestern corner of the intersection  
of Whitsett Street with Boyce Avenue, in the City of Greenville, Greenville  
County, South Carolina, being shown and designated as Lot No. 6, Block 2,  
on a plat of BOYCE LAWN ADDITION, made by J. T. Lawrence, dated April 2,  
1908, recorded in the RMC Office for Greenville County, S. C., in Plat  
Book A, page 179, and having according to a plat of Pickell & Pickell,  
dated October 24, 1944, the following metes and bounds, to-wit:

BEGINNING at a stake at the northwestern corner of the intersection of  
Whitsett Street with Boyce Avenue and running thence with the northern  
side of Whitsett Street, S. 76-55 W., 71 feet and eight inches to a stake;  
thence with the line of Lot 5, Block 2, N. 14-35 W., 126 feet and one  
inch to a stake on an alley; thence with the southern side of an alley,  
N. 76-55 E., 71 feet and eight inches to a stake on the western side of  
Boyce Avenue; thence with the western side of Boyce Avenue, S. 14-35 E.,  
126 feet and one inch to the beginning corner.

The above property is the same conveyed to the Mortgagor by the Mortgagees  
by deed of even date, to be recorded simultaneously herewith.

MORTGAGEES' address: c/o Mary T. Ballard  
14 Cape Charles Drive  
Greenville, S. C. 29615

GCTO ----- 3 AP 2



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and  
of all 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 such 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.

The Mortgagor further covenants and agrees as follows:

1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for  
the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also  
secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so  
long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest  
at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

4328 RV-2