

FILED
GREENVILLE CO. S. C.
AUG 28 3 46 PM '81
DONNIE TANKERSLEY
R.M.C.

MORTGAGE

(Participation)

This mortgage made and entered into this 27th day of August 19 81, by and between McLees, Inc.

(hereinafter referred to as mortgagor) and Piedmont Federal Savings and Loan Association of Spartanburg (hereinafter referred to as mortgagee), who maintains an office and place of business at 1461 East Main Street, Post Office Box 18270, Spartanburg, South Carolina, 29318,

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina,

All that piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina, being shown and designated as 2.525 acres, more or less, on a plat prepared by J. L. Montgomery, III, R.L.S., dated March 26, 1980, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point in the edge of Balcome Boulevard and running thence N. 43-10 E. 409.2 feet to an iron pin; thence N. 36-13 W. 356.12 feet to an iron pin in the edge of Balcome Boulevard; thence along the edge of Balcome Boulevard S. 40-32 W. 95.21 feet to an iron pin; thence continuing along the edge of said Boulevard S. 32-20 W. 97.9 feet to an iron pin; thence continuing along the edge of said Boulevard S. 17-57 W. 88 feet to an iron pin; thence continuing along the edge of said Boulevard S. 5-09 E. 96.2 feet to an iron pin; thence S. 14-06 E. 259 feet to the point of beginning.

This is the same property as that property conveyed to McLees, Inc. by Hubert E. Yarborough, III, as substitute trustee by deed dated March 4, 1981, recorded in Deed Book 1143, Page 648, R.M.C. Office for Greenville County, South Carolina.

ALSO: All that piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, being shown on plat of property of J. Roy Gibson and Virginia H. Gibson, dated April 2, 1976, prepared by J. L. Montgomery, III, and having, according to said plat, 3.00 acres with the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Balcome Boulevard and Apple Blossom Lane and running thence with Apple Blossom Lane S. 36-03 E. 369.3 feet to an old iron pin on the line now or formerly of Balcome; (continued)

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated August 27, 1981 in the principal sum of \$ 545,000.00, signed by Tommy P. McLees in behalf of McLees, Inc.

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