

1571-230

Second Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Seven Come Eleven, a general partnership, by its managing partner, (hereinafter referred to as Mortgagor)

SENDS GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto the FIRST NATIONAL BANK OF SOUTH CAROLINA (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 Sixty Thousand and No/100 (\$60,000.00) Dollars, with interest thereon as provided in said promissory note, said principal and interest to be paid as here 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 1 June 1991.

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 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 piece, parcel or lot of land in the State of South Carolina, County of Greenville, located in the Berea Community near Greenville, located at the Northeast corner of By-Pass, U.S. Highway No. 250, White Horse Road, and S.C. Highway No. 183, Cedar Lane Road; and having according to a plat prepared by Dalton & Neves, Engineers, Greenville, S.C., June 1970, entitled "Property of Mobil Oil Corporation, Greenville County", the following metes and bounds, to-wit: BEGINNING at iron pin on Cedar Lane Road, S.C. Highway No. 183, the Southeast corner of the lot herein conveyed; running thence N 12-29 E 157.5 feet to iron pin; thence N 11-40 W 92.1 feet to iron pin; thence N 76-47 W 100 feet to iron pin on right of way of White Horse Road, By-Pass, U.S. Highway No. 250; thence with said right of way S 13-13 W. 100 feet to nail and cap; thence with the right of S.C. Highway No. 183, Cedar Lane Road, as follows: S 7-40 W 36 feet to nail and cap; S 13-20 E 36 feet to nail and cap; S 33-39 E 32.4 feet to iron pin; S 47-18 E 60 feet to iron pin; S 51-42 E 50 feet to the BEGINNING corner.

This being the same property conveyed to Mortgagor herein by deed of Mobil Oil Corporation, dated December 28, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1140 at Page 881.

Address of Mortgagee: 102 S. Main Street
Greenville, South Carolina 29602

This mortgage shall be of the same and equal rank with Mortgagee's first mortgage on the property recorded in REM Book 1540 at Page 649.

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RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON 10/15/82 AT 10:00 AM BY [Signature]

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