

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CAROLINA CAPITAL CORPORATION, 367 S. Pine Street, P. O. Box 3354, Spartanburg, S. C. 29304

(hereinafter referred to as Mortgagor) is well and truly indebted unto HEMBY INVESTMENTS, INC. c/o Standard Properties, Inc., P. O. Box 221204, Charlotte, N. C. 28231

(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 TWENTY-TWO THOUSAND & 00/100-----

Dollars (\$ 22,000.00) due and payable

in three (3) equal annual installments, beginning July 1, 1983, with each such installment to be in the amount of Nine Thousand One Hundred Fifty-Nine Dollars and Seventy Cents (\$9,159.70), to be first applied to accrued interest, with the balance to principal

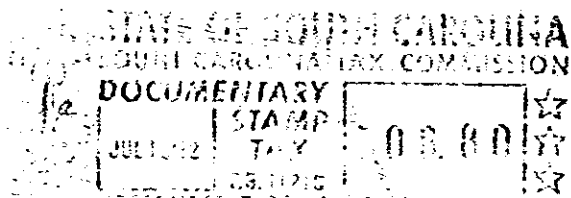
with interest thereon from July 1, 1982 at the rate of twelve per centum per annum, to be paid: annually (as above)

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, being shown and designated on a certain survey entitled "Survey for Carolina Capitol Corporation", prepared by Webb Surveying and Mapping Co., May 10, 1982, which is recorded in Plat Book 9C, at Page 90, in the Register of Mesne Conveyance for Greenville County, S. C., reference to which is craved for a more complete description of the metes and bounds thereof;

DERIVATION: This is the same property conveyed from the mortgagee to the mortgagor by deed executed and recorded simultaneously with this mortgage in Deed Book 1170, at Page 176, in the RMC Office for Greenville County, S. C.



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

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