

State of South Carolina

BOOK 1530 PAGE 289

Mortgage of Real Estate

County of GREENVILLE

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DEC 27 4 13 PM '82  
H.H. BANKERSLEY 24  
CO. S. C.

THIS MORTGAGE is dated December 24, 19 82

THE "MORTGAGOR" referred to in this Mortgage is RIVERSIDE PARTNERS, a General Partnership

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is \_\_\_\_\_

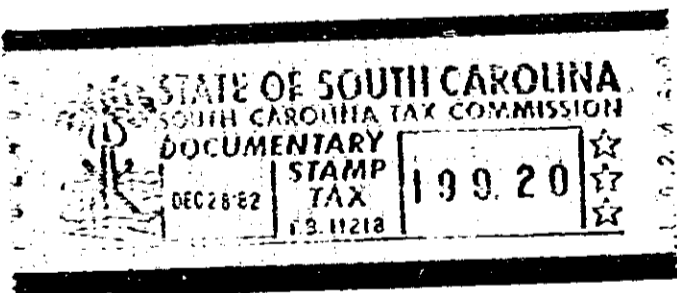
THE "NOTE" is a note from Riverside Partners, a General Partnership

to Mortgagee in the amount of \$ 498,000.00, dated December 24, 19 82. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is January 1, 19 88. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 498,000.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

ALL those certain pieces, parcels or units, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit Nos. A, B, C, D, E and F of Building One, Phase One, of Riverside Condominium Office Park Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated December 27, 1982, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1179 at Page 529, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 9-5 at Page 20 & 21.

This is the same property conveyed to the Mortgagor by deed of Westminster Company dated December 24, 1982 and recorded in the R.M.C. Office for Greenville County in Deed Book 1179 at Page 750 on the 28 day of December, 1982.



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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

