

STATE OF SOUTH CAROLINA FILED
COUNTY OF GREENVILLE CO. S. C.

MORTGAGE
OF
REAL PROPERTY

JAN 27 3 47 PM '83
DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE, executed the 26th day of January, 1983, by
Pride Capital, Inc. (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
P.O. Box 2068, Greenville, South Carolina 29602

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order
to secure the payment of a promissory note including any renewal, extension or modification thereof
(hereinafter referred to as the "Note"), dated January 26, 1983, to Mortgagee for the principal
amount of Thirty Two Thousand and No/100 (\$32,000.00) Dollars, plus interest thereon
and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances
that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal,
extension or modification thereof or evidenced by any instrument given in substitution for said Note,
Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of
Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and
assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece, parcel or lot of land, on the northeastern side
of Augusta Road, in the City of Greenville, County of Greenville, State
of South Carolina, being a portion of Lot 96 on a plat of Crescent Ter-
race, recorded in Plat Book E, at Page 137, and having, according to
a more recent survey, entitled "Property of Pride Capital, Inc.", dated
January 26, 1983, prepared by Carolina Surveying Co., having the following
metes and bounds: BEGINNING at an iron pin in the front line of Lot 96, on the northwestern
side of Augusta Road at the corner of lot now or formerly owned by Olin
Dean Willis and running thence with the Willis Lot
N. 29-21 E. 38 feet to a point at the corner of a brick wall; thence
along the northwestern edge of said wall and beyond N. 39-17 E. 205.7
feet to an iron pin; thence N. 0-02 W. 81.9 feet to iron pin; thence N.
54-02 W. 14.15 feet to iron pin; thence S. 33-13 W. 304.3 feet to
iron pin on the northeastern side of Augusta Road; thence with said Road
S. 46-21 E. 40 feet 6 inches to the point of beginning. This property
is also shown as Lot 19, Block 2, Sheet 217 of the Greenville County Tax
Maps.

This is the identical property conveyed to the Mortgagor herein by deed
of Roy Steven Ladson, dated January 25, 1983, and recorded in the RMC
Office for Greenville County, South Carolina in Deed Book 1181, at
Page 458, on January 27, 1983.

STATE OF SOUTH CAROLINA
DEED RECORDS
GREENVILLE COUNTY
STAMP
JAN 27 1983

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):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or
assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that
Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the
Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further
covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs,
successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully
claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee,
that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

