

State of South Carolina

FILED  
GREENVILLE

Mortgage of Real Estate

County of GREENVILLE

JUL 28 3 28 PM '83

BOOK 1518 PAGE 171

DONNIE S. WATSON  
R.M.C.

THIS MORTGAGE is dated July 28, 1983

THE "MORTGAGOR" referred to in this Mortgage is VILLAGE ASSOCIATES, A GENERAL PARTNERSHIP,

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

710 East McBee Avenue, Greenville, South Carolina 29601

THE "NOTE" is a note from VILLAGE ASSOCIATES, A GENERAL PARTNERSHIP

to Mortgagee in the amount of \$450,000.00, dated July 28, 1983. 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 November, 1983. 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 \$450,000.00, 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:

Parcel 1: ALL That certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 0.35 acres, (15,432 square feet), as is more fully shown on a plat entitled "Survey for Richard Watson", prepared by Carolina Surveying Company, dated June 27, 1980, revised August 19, 1980, revised August 27, 1980, revised December 1, 1980, revised December 2, 1980, revised December 3, 1980, revised December 22, 1980, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Haywood Road, which iron pin is located 250.8 feet from the intersection of Haywood Road and Pelham Road, and running thence along the line of a tract containing 8.29 acres, N. 84-07 E. 248.5 feet to an iron pin at the corner of a tract containing 1.46 acres; running thence with the line of said property, S. 0-01 W. 75.9-feet to an iron pin at the corner of a tract containing 0.67 acres; running thence with the line of said property, N. 89-59 W. 240 feet to an iron pin on the eastern side of Haywood Road; running thence with the eastern side of Haywood Road N. 8-06 W. 50.9 feet to the point of beginning.

Parcel 2: ALL That certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 0.67 acres, (29,384 square feet), as is more fully shown on a plat entitled "Survey for Richard Watson", prepared by Carolina Surveying Company, dated June 27, 1980, revised August 19, 1980, revised August 27, 1980, revised December 1, 1980, revised December 2, 1980, revised December 3, 1980, revised December 22, 1980, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Haywood Road, which iron pin is located 301.7 feet from the intersection of Haywood Road and Pelham Road, at the corner of a tract containing 0.35 acres, and running thence with the line of said property, S. 89-59 E. 240 feet to an iron pin; running thence S. 5-50 E. 125.65 feet to an iron pin on the northern side of a Proposed Road, and running thence with the northern side of said Proposed Road, N. 89-59 W. 210.0 feet to an iron pin at the intersection of said Proposed Road and Haywood Road, and running thence with the curvature of said intersection, the chord of which is N. 49-03 W. 37.77 feet to an iron pin on the eastern side of Haywood Road; thence with the eastern side of Haywood Road, N. 8-06 W. 101.3-feet to the point of beginning. LESS, HOWEVER, that portion of the aforesaid two (2) parcels of land taken by the S.C. Highway for the purpose of widening Haywood Road.

ALSO, all right, title and interest as the same relates only to the property hereinabove described in and to that certain appurtenant and non-exclusive easement described more fully in the Easement Agreement dated March 10, 1981 recorded in the R.M.C. Office for said County in Deed Book 1140, at Page 936.

(CON'T)

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).

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