

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 30th day of September 1983 by
McBEE PLAZA ASSOCIATES, A.S.G. LIMITED PARTNERSHIP (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
P.O. Box 2566, Greenville, S.C. 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 September 30, 1983 to Mortgagee for the principal
amount of FOUR HUNDRED TWENTY-FIVE THOUSAND & NO/100 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 located, lying and being
in the City of Greenville, County of Greenville, State of South Carolina, containing
0.97 acres, more or less, located on the northern edge of the right-of-way of East
McBee Avenue, and having, according to survey thereof entitled, "Property Of McBee
Plaza Associates", prepared by Freeland & Associates, dated September 26, 1983, the
following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern edge of the right-of-way of East
McBee Avenue, said old iron pin being approximately 357.5 feet, more or less, from
the intersection of East McBee Avenue and Heldman Street, and running thence N. 19-36 E.
157.88 feet to an old iron pin; thence S. 75-05 E. 27.56 feet to an old iron pin;
thence S. 84-54 E. 20.56 feet to an old iron pin; thence S. 72-15 E. 225.26 feet to
an old iron pin; thence S. 31-15 W. 172.40 feet to an old iron pin at the intersection
of the northern right-of-way of East McBee Avenue and an unnamed 10 foot alley; thence
with the northern edge of the right-of-way of East McBee Avenue N. 71-10 W. 187.90
feet to an old iron pin and N. 71-48 W. 49.93 feet to an old iron pin, the point and
place of beginning.

This is the same property conveyed to the mortgagor by deed of Real Estate Fund
Investment Trust as recorded in the R.M.C. Office for Greenville County in Deed Book
1159, at Page 770 on December 22, 1981.

RECORDED
1983 SEP 30 10 00 AM
170.00

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

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