

State of South Carolina

County of GREENVILLE

RECORDED
S.C.
11/15/83
R.M.C. SLEY

VOL 1640 PAGE 319
Mortgage of Real Estate

THIS MORTGAGE is dated December 15, 1983.

THE "MORTGAGOR" referred to in this Mortgage is North Main Properties, a Partnership,

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____
PO Box 608, Greenville, SC 29602

THE "NOTE" is a note from North Main Properties, a Partnership
to Mortgagee in the amount of \$ 85,000.00, dated December 15, 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 June 12, 1984. 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 \$ 85,000.00, 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 that piece, parcel or lot of land in the City of Greenville,
County of Greenville, State of South Carolina, being more
particularly described as follows:

BEGINNING at a point on the westerly line of North Main Street
which said point is approximately 4 feet north of the intersection
of said westerly line of North Main Street (extended) with the
northerly line of West Elford Street (extended); thence N. 20-00
E. and on and along said westerly line of North Main street,
133.45 feet; thence N. 69-17 W. 95.3 feet; thence S. 20-55 W.
100.4 feet; thence N. 69-05 W. 1.35 feet; thence S. 19-01 W. 22.0
feet to a point on said northerly line of West Elford Street;
thence S. 60-24 E. and on and along said northerly line 94.45
feet; thence on a curve to the left with a radius of 3 feet and a
chord bearing of N. 69-48 E. 4.55 feet to the point of beginning.

LESS AND EXCEPT approximately 85 square feet conveyed to South
Carolina Highway Department by deed dated December 15, 1969.

This is the same property conveyed to the Mortgagor herein by deed
of Amoco Oil Company dated December 15, 1983, to be recorded
herewith.

RECORDED
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334.00

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):

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