

Corporate Mortgage Of Real Estate

State of South Carolina }
County of GREENVILLE }

MAY 14 3 16 PM '84
SOUTH CAROLINA
R.M.C. REC'D

3170

This Mortgage is made this 14th day of May, 1984 between Mortgagor Sunbelt Properties, Inc. a corporation organized and existing under and by virtue of the laws of the State of South Carolina (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America whose address is Post Office Box 969 Greenville, S.C. 29602 (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of FIVE HUNDRED THOUSAND AND NO/100 (\$500,000.00) Dollars which indebtedness is evidenced by Borrower's note dated May 14, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1999

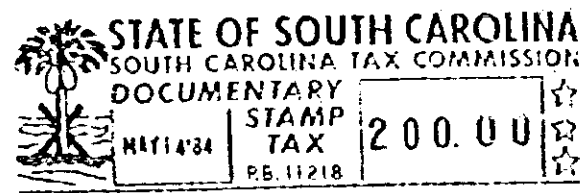
To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 17 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain lot or parcel of land with the buildings and improvements thereon, if any, situated in Greenville County, State of South Carolina and being 21.58 acres more or less as shown on a survey for Sunbelt Properties, Inc. by Freeland & Associates and having according to said survey the following metes and bounds:

BEGINNING at an iron pin on Centre Boulevard and running thence N 86-32 W 338.64 feet to an iron pin; thence turning and running N 88-49 W 503.54 feet to an iron pin; thence turning and running with the curve of Centre Boulevard, the chord of which is S 68-51 W 255.01 feet to an iron pin; thence turning and running S 44-25 W 486.26 feet to an iron pin; thence turning and running N 48-21 W 490.09 feet to an iron pin; thence turning and running N 55-54 W 245.94 feet to an iron pin; thence turning and running N 14-36 E 428.98 feet to an iron pin; thence turning and running S 85-36 E 351.38 feet to an iron pin; thence turning and running S 85-21 E 385.58 feet to an iron pin; thence turning and running S 85-29 E 503.76 feet to an iron pin; thence turning and running S 84-43 E 694.23 feet to an iron pin; thence turning and running S 13-11 W 327.91 feet to the point of beginning.

This being a portion of the property conveyed to Mortgagor by deed of Dallas W. Griffin and Kathleen G. Dickson recorded in the RMC Office for Greenville County on December 26, 1979. Book 1117, page 888.

014621
2 MAY 17 1984



1404

which has the address of Centre Boulevard (21.38 AC) Greenville (Street) (City) (herein "Property Address");
South Carolina (State and Zip Code)

To have and to hold unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto, shall be deemed to be and remain in a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

4.0001

328-62