

COMMERCIAL MORTGAGE

JUN 22 3 34 PM 1984

THIS MORTGAGE is made this Twenty-Second (22) day of June 19 84, between the Mortgagor, George T. Roberts & James T. Miller, IV, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

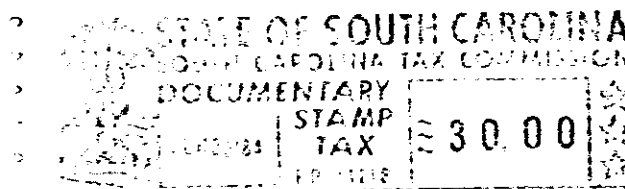
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Five Thousand & No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note/agreement dated June 22, 1984, (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on September 20, 1984, subject to future advances or renewals.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, 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 21 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 piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the north side of E. Tallulah Drive, Being known and designated as Lot 106 on plat of the Estate of D. T. Smith, said plat recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book H at Page 279, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of E. Tallulah Drive, said iron pin being 262.4 feet from the northwest intersection of Penn (formerly Smith) Street and running thence N. 25-18 W., 317.5 feet to an iron pin; thence S. 58-45 W., 63.2 feet to an iron pin; thence S. 25-22 E., 311 feet to an iron pin on the north side of E. Tallulah Drive; thence with the north side of E. Tallulah Drive, N. 64-40 E., 62.5 feet to an iron pin, the beginning corner.

This being the same property conveyed to the mortgagors herein by deed to be recorded herewith.



which has the address of 45 East Tallulah Greenville, S.C. (herein "Property Address");

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage executed by to of record in Mortgage Book Page, in the Register's Office for County, South Carolina.

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, including furniture, furnishings and equipment 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 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.

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RECORDS

24-828-172