

COMMERCIAL MORTGAGE

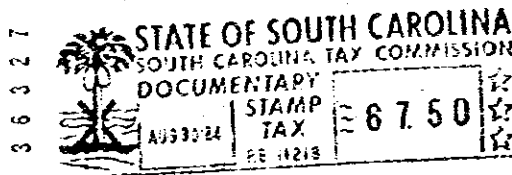
THIS MORTGAGE is made this 30th day of August, 1984, between the Mortgagor, W. Spencer Wilson, Keith Mark Wilson and W. Michael Wilson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United 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 Two Hundred Twenty Five Thousand and no/100 (\$225,000.00) dollars, which indebtedness is evidenced by Borrower's note/agreement dated August 30, 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 August 30, 1986, 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 situate, lying and being at the intersection of Keith Drive and North Pleasantburg Drive in the City and County of Greenville in the State of South Carolina, said property containing 1.05 acres, more or less, said lot of land, being more particularly described according to a plat of survey prepared by James R. Freeland, RLS, on August 13, 1984, which plat as recorded in Greenville County Plat Book 104 at Page 8 is by reference incorporated herein as part of the description.

This is the property conveyed to W. Spencer Wilson, Keith Mark Wilson, and W. Michael Wilson this day by deed of Lawrence E. Reid recorded in Deed Book 1220 at Page 651 in the Office of the Clerk of Court for Greenville County, South Carolina.



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which has the address of Intersection of Keith Drive and N. Pleasantburg Drive, 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.

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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."

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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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