

Corporate Mortgage Of Real Estate

FILED
GREENVILLE
SEP 26 10 35 AM '84
DONNIE S. WATERSLEY
R.M.C.

State of South Carolina }
County of GREENVILLE }

This Mortgage is made this 25th day of September, 19 84 between Mortgagor THE STONEGROUP, A PARTNERSHIP ^{partnership} 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 P. O. Drawer 969, Greenville, S. C. 29602 (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of Four Hundred Thousand and No/100 (\$400,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 25, 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 October 1, 2000

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 piece, parcel or tract of land, together with all improvements thereon, situate, lying and being on the Southwestern side of White Horse Road (U. S. Highway No. 25 By-Pass) and on the Northwestern side of Michael Drive, and being shown and designated on plat entitled The Stone Group, A Partnership, dated May 16, 1983, prepared by Dalton & Neves Company, Engineers, and recorded in the RMC Office for Greenville County, S. C. in Plat Book D-7, at Pages 9299, and having, according to said plat, the following courses and distances:

BEGINNING at an iron pin at the intersection of White Horse Road (U. S. Highway No. 25 By-Pass) and Michael Drive, and running thence with the Northwestern side of White Horse Road (U. S. Highway No. 25 By-Pass), the following courses and distances: N. 41-51 W. 100.31 feet to an iron pin; thence N. 41-51 W. 129.75 feet to a nail and cap; thence S. 33-09 W. 284.46 feet to an iron pin; thence S. 58-32 E. 135.45 feet to an iron pin; thence S. 30-18 W. 61.50 feet to an iron pin; thence S. 41-46 E. 100.04 feet to an iron pin on the Northwestern side of Michael Drive; thence with the Northwestern side of Michael Drive, N. 30-46 E. 308.59 feet to the point of beginning, said property containing 1.472 acres, more or less.

This is a portion of the property conveyed to the Mortgagor herein by the following deeds: Deed of David E. Parham and Carolyn L. Parham dated June 23, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1191, at Page 108, on June 24, 1983; and deed of J. C. Ford and Alma E. Ford dated March 3, 1978, and recorded in the RMC Office for Greenville County in Deed Book 1074, at Page 683, on March 3, 1978.

which has the address of White Horse Road Greenville
S. C. 29611 (Street) (City) (herein "Property Address");

(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.

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