

COMMERCIAL
MORTGAGE

THIS MORTGAGE is made this 25th day of October, 1984, between the Mortgagor, Jesse Donald Stevenson, (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 Eighty Two Thousand and no/100ths (\$82,000.00) Dollars, which indebtedness is evidenced by Borrower's note agreement dated October 25, 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 October 25, 1989, 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 in the State of South Carolina, County of Greenville, and within the corporate limits of the City of Greenville, on the southern side of United States Highway 29, known as the "Super Highway" and having, according to a plat prepared by Freeland and Associates, Engineers, dated December 22, 1982, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the present joint property line of Rosemont Industries, Inc., and the within described property on the southern side of United States Highway 29, thence North 52-30 East 174 feet to an old iron pin located in the northeastern corner of the herein described property at the common line herein described property and property of W. R. Tirmons, Jr., and W. T. Patrick; thence along the joint property line South 37-34 East 198.21 feet to a new iron pin; thence South 83-45 West 13.75 feet to a new iron pin; thence South 44-00 West 92.6 feet to an old iron pin; thence North 43-03 West 29.9 feet to an old iron pin; thence South 52-30 West 68 feet to a new iron pin; thence North 37-30 West 175 feet to an old iron pin at the point of BEGINNING.

This is the same property conveyed to the Mortgagor by deed of James M. Gilfillin recorded in the Office of the RMC for Greenville County on January 3, 1983 in Deed Book 1180 at Page 160.

which has the address of 550 Wade Hampton Blvd. Greenville, S.C. 29609

(State and Zip Code) (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 seised 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.

