

State of South Carolina)
County of GREENVILLE)

Mortgage

VOL 1695 PAGE 839

Words Used In This Document

- (A) Mortgage—This document, which is dated December 21 ^{DEC 24 10 58 AM '84} 19 84, will be called the "Mortgage".
- (B) Mortgagor—Stephen P. Moller & Doris Moller will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor. ^{DO NOT SIGN HERE R.H.C. ERSLEY}
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you", "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is P.O. Drawer 969, Greenville, S.C. 29602

- (D) Note—The note, note agreement, or loan agreement signed by Stedor Enterprises, Ltd. and dated December 21, 19 84 will be called the "Note". The Note shows that I have promised to pay Lender prime plus

\$600,000.00 Dollars plus finance charges or interest at the rate of one % per year

_____ Dollars plus a finance charge of _____ Dollars

which I have promised to pay in full by _____

If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and or this Mortgage.

This Mortgage secures any renewals, extensions, and or modifications of the Note.

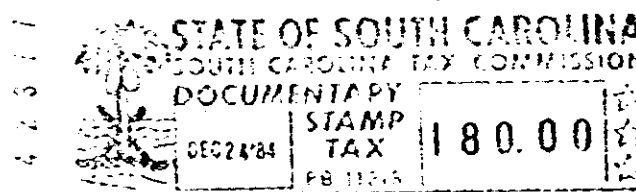
Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

All that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, on the north side of Pennsylvania Avenue, and on the south side of P & N Railway, containing 0.74 acres, more or less, as shown on a survey entitled "Survey for Stephen P. Moller and Lana Doris Moller", dated December 14, 1984, prepared by Freeland & Associates, Engineers and Land Surveyors, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the north side of Pennsylvania Avenue and running thence N.16-40E., 232.26 feet to an old iron pin on the right of way of P & N. Railway; thence with said right of way S.77-24E., 139.32 feet to an iron pin; thence turning and running with property now or formerly of W. Copeland S.16-27W., 233.0 feet to a power pole on the north side of Pennsylvania Avenue, (said power pole being approximately 250 feet west of Duke Street); thence with north side of Pennsylvania Avenue N.77-05W., 140.17 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Fruit Products, Inc. as recorded in the RMC Office for Greenville County, S.C. on April 18, 1983 in Deed Book 1186, at page 566.



The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage.