

State of South Carolina

Mortgage

VOL 1695 PAGE 853

County of GREENVILLE

Words Used In This Document

(A) Mortgage—This document, which is recorded on the 20th December, 1984, will be called the "Mortgage".

(B) Mortgagor—LARRY B. & LINDA S. PIRKLE will sometimes be called "Mortgagor" and sometimes simply "I"; "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.

(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 South Main Street, Greenville, SC

(D) Note—The note, note agreement, or loan agreement signed by Larry B. & Linda S. Pirkle and dated 20 December, 1984 will be called the "Note". The Note shows that I have promised to pay Lender

\$95,000.00 Dollars plus finance charges or interest at the rate of 13% per year

Dollars plus a finance charge of Dollars

which I have promised to pay in full by 1 December 1994

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 piece parcel or lot of land containing 8068 square feet, more or less, and having according to a plat prepared by R. B. Bruce the following metes and bounds to-wit: See plat recorded PB 110 at Page 76.

BEGINNING at an iron pin in the rear of the tract conveyed herein and other property of the grantors and running thence N. 25-22 E. 49 feet to a nail in a cap; thence turning and running S. 64-29 E. 165 feet partially along the middle of the party wall between two existing buildings to an "X" on a concrete pad on the right of way of Grove Road; thence turning and running with the right of way of Grove Road, S. 25-22 W. 48.8 feet to an iron pin on land now or formerly of Chanticleer; thence with said joint line N. 64-33 W. 165 feet to the point of beginning. *

LENDER'S MAILING ADDRESS: Drawer 969 Greenville, SC 29602

DERIVATION: This being property conveyed to Carolina Floral, Inc., of Greenville by deed of First Investment and Lloyd D. Auten, dated 20th December 1984 recorded in Deed Book 1219 at Page 615.

*Borrowers also mortgage to Lender their 10 foot Easement to the above property more fully described in Deed Book 1229 at Page 615. 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.

RECORDED

25-02-01-9/82