MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arhold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: First Piedmont Mortgage Company,

Inc.,-----(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto

-----North Carolina National Bank----
Therefore the referred to as Mortgagor) SEND(S) GREETING:

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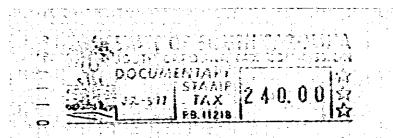
CARTACE STANDARD STAN

, as Agent, (hereinafter referred to as Mortgagee) in the sum of Six Hundred Thousand and no/100ths (\$600,000.00) Dollars as evidenced by a Revolving Credit Agreement dated December 30, 1974 the terms of which are incorporated herein by reference. Said sum being the allocated portion of a larger indebtedness directly applicable to the property hereby mortgaged.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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,



ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the Northerly side of Park Avenue, on the Easterly side of Bennett Street and Westerly side of North Church Street (formerly Elford Street) in the City of Greenville, S. C., and having, according to survey entitled "Property of Frances McKay Peace" made by R. E. Dalton, dated September, 1939, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Easterly corner of the intersection of Park Avenue and Bennett Street and running thence along the Northerly side of Park Avenue, S. 62-40 E. 280.1 feet to an iron pin at the corner of North Church Street (formerly Elford Street); thence along the Westerly side of North Church Street (formerly Elford Street), N. 46-36 E. 330 feet to an iron pin; thence N. 43-53 W. 286.8 feet to (continued on back)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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