## MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Piedco Associates a Partnership

existing under the

laws of the State of South Carolina

, (hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty-Two Thousand and No/100ths ------

DOLLARS (\$32,000.00 ), with interest thereon as provided in said promissory note(s), said principal and interest to be paid therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable

May 1, 2000 , xxxxxx

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 to secure the performance of all covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southwestern side of Laurens Road (U.S. Highway #276) and having, according to a plat entitled "Property of The Peoples National Bank of Greenville", made by Piedmont Engineering Service, dated June 17, 1955, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book II, at Page 168, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southern corner at intersection of Laurens Road and Shoppers Drive (said pin also being 519.2 feet southeast of the Southern corner of intersection of Laurens Road and Greenacre Road) and running thence along the Southwestern side of Laurens Road S. 55-31 E., 65 feet to an iron pin, corner of property belonging now or formerly to Cannon; thence along the line of property belonging now or formerly to Cannon, S. 34-29 W. 115.5 feet to an iron pin; thence N. 55-31 W. 65 feet to an iron pin on the Southeastern side of Shoppers Drive; thence along the southeastern side of Shoppers Drive; thence along the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Philip S. Rovner, as Trustee under Trust Agreement dated March 4, 1976, by and between J. Thomas Atkinson, Ralph H. Bowick, Alex Davis, Leonard E. Lees, J. Otis Mills, E. L. Seymour, Jr., and David A. Steigerwald, as Cestui Que Trust, and Philip S. Rovner as Trustee, dated A. H. 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book //23 at Page

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