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GREENVILLE

AUG 5 1983

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First Mortgage on Real Estate
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Seven Core Eleven, a general partnership, by its Managing Partner, (hereinafter referred to as Mortgagor)

SENTS GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto the FIRST NATIONAL BANK OF SOUTH CAROLINA (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Hundred Two Thousand and no/100 (\$202,000.00) Dollars, with interest thereon as provided in said promissory note, said principal and interest to be paid as 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 2 August 1983.

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 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 the 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 piece, parcel or lot of land containing .8 acres in Greenville County, South Carolina, near the intersection of White Horse Road and Augusta Road and having according to a plat prepared by James R. Freeland dated July 28, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of White Horse Road at the joint front corner with property now or formerly of Bankers Trust and running thence, N. 39-43 E. 224.82 feet to an iron pin at the rear corner with other property of Mortgagor; thence with the joint line with property of Mortgagor, S. 38-19 E. 205.63 feet to an iron pin; thence turning and running with property now or formerly of Theodore, S. 63-59 W. 72.52 feet to an iron pin; thence continuing S. 64-02 W. 152.57 feet to an iron pin on the right of way of White Horse Road; thence turning and running with the right of way of White Horse Road, N. 38-29 W. 110.96 feet to the point of beginning.

This being the same property conveyed to Mortgagor herein by deed of Frances J. Ashmore, dated 12 May 1982 and recorded 21 May 1982 in the REC Office for Greenville County in Deed Book 1167 at Page 270.

Address of Mortgagee: 102 S. Main Street
Greenville, South Carolina 29601

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