First Federal Savings and Loan Association of South Carolina 301 College Street Greenville, South Carolina

101 1686 mi 318

- LO CARLO PAR PROPERTY AND INC.

Oct 27 12 02 PH 184

COMMERCIAL MORTGAGE

DONNEL THE RESERVE

THIS MORTGAGE is made this

19_84, between the Mortgagor,
Agreement dated May 25, 1981, (herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand, Five Hundred and No/100 (\$37,500.00) Dollars, which indebtedness is evidenced by Borrower's note/agreement dated October 19, 1984 (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on October 18, 1985 , subject to future advances or renewals.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of _________, State of South Carolina.

ALL that piece, parcel or lot of land located in the City and County of Greenville, State of South Carolina, on the southside of Crescent Avenue and shown as Lot #4 on a plat entitled "Property Survey for Hamlin Beattie, A Portion of Lot No. 4, Cagle Park Subdivision" dated March 16, 1983 by Arbor Engineering and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin old 160 feet west of the intersection of Crescent Avenue and Eagle Avenue and running thence S. 20-23 W. 156.23 feet to an iron pin old on line of Lot #11, thence N. 59-00 W. 69.35 feet to an iron pin old on line of Lot #12, thence N. 17-53 E. 150.13 feet to an iron pin old, thence S. 64-37 E. 74.97 feet to an iron pin old, the point of beginning.

Being the same property conveyed to mortgagors by deed of Hamlin Beattie, dated May 25, 1981 and recorded in the RMC Office for Greenville County on May 25, 1981 in Deed Book 1148 at Page 733.

This mortgage is junior in lien to the mortgage of Hamlin Beattie, As Trustee Under that Certain Trust Agreement, dated May 25, 1981, given in favor of First Federal Savings and Loan Association of South Carolina, dated March 11, 1983 and recorded in the RMC Office for Greenville County on March 18, 1981 in Book 1598 at Page 389.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
RB. 11218
RB. 11218

which has the address of	112 Crescent Avenue	Greenville
	(Street)	(Cny)

South Carolina 29601 (herein "Property Address");
(State and Zip Code)

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage executed by __Mortgager ______ to _____Mortgagee ______ of record in Mortgage Book _______ 1598 _____ Page _____ 389 __, in the Register's Office for _____ Greenville County, South Carolina.

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, including furniture, furnishings and equipment and all easements, rights, appurtenances, rents, royalties, mineral oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property 2010 -- 3 0022 84 759