25-135-01

Address: P. O. Drawer 969, Greenville, SC 29602

Mortgage Of Real Estate

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State of South Carolina
County of GREENVILLE

This Mortgage is made this 7th day of November, 1984, between the Mortgagor, Sherwood Court Apartments, a S. C. general partnership organized and existing under and by virtue of the laws of the State of S. C. (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a national banking association organized and existing under the laws of the United States of America whose address is P. O. Drawer 969, Greenville, SC 29602 (herein "Lender").

Borrower is indebted to Lender in the principal sum of Fifty Thousand and no/100 ($50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 1984 (herein "Note"), providing for repayment of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 7, 1994.

To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, 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 17 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 Greenville, State of South Carolina:

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, lying and being on the northern side of Ridgeland Avenue on the western side of Sherwood Street, and being known as Lot 6 as shown on plat of Sherwood Court Apartments, Inc., made by Pickell and Pickell, Engineers, February, 1948, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book W at Page 9, said Lot having such metes and bounds, courses and distances as are more particularly shown on said plat and is hereby adopted by reference thereto.

This is a portion of the identical property conveyed to the Mortgagor herein by A. Courtney Shives, Jr. and Fletcher G. Shives by deed dated September 1, 1975, recorded October 1, 1975, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1025 at Page 119.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
NOV-7'84 $15.00

which has the address of _____ (Street) _____ (City)
(herein "Property Address");
_____ (State and Zip Code)

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 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.

4328 RV.2

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