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GREENVILLE S.C.
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CONNIE S. TANKERSLEY
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GREENVILLE CO. S.C.
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BOOK 1292 PAGE 223

FHA Form No. 412-B
CORPORATE
(Revised July 1964)

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN: Stratford Villa Apartments Co., a Partnership
organized and existing under the laws of the State of South Carolina
having its principal place of business at 217 East Stone Avenue, Greenville, South Carolina
(hereinafter with its successors and assigns called the Mortgagor) sends Greetings:
WHEREAS, the Mortgagor is well and truly indebted unto C. Douglas Wilson & Co.

a corporation organized and existing under the laws of South Carolina, having its principal place of business at Greenville, South Carolina (hereinafter with its successors and assigns called the Mortgagee), in the sum of One Million, Two Hundred Fifteen Thousand, Three Hundred & 00/100 Dollars (\$ 1,215,300.00) as evidenced by Mortgagor's Note of even date herewith bearing interest from date on outstanding balances at seven per cent (7 %) per annum, said principal and interest being payable in monthly installments as provided in said Note with a final maturity of February 1, 2013 which Note is identified as being secured hereby by a certificate thereon. Said Note and all of its terms are incorporated herein by reference and this conveyance shall secure any and all extensions thereof, however evidenced.

Mortgagor desires to secure payment of the same and also to secure the performance of all covenants and agreements herein contained, and in a building loan agreement between the Mortgagor and the Mortgagee hereinafter mentioned;

Now, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Ten Dollars (\$10) 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, the following-described real estate situated in the City of Greenville, County of Greenville, State of South Carolina:

ALL that certain piece, parcel or tract of land, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, on the western side of Eunice Drive shown on plat entitled "Property of Stratford Villa Apartments Co." dated November 30, 1971, by Campbell & Clarkson Surveyors, Inc., recorded in the RMC Office for Greenville County on December 15, 1971, in Plat Book 4J, Page 109, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin (P.O.B.) on the west right-of-way of Eunice Drive at the joint corner of property of Stratford Villa Apartments Co. and property of J. T. Merritt and C. W. Woods and being on tangent S. 2-58 W. 348.6 feet from the intersection of the rights-of-ways of Merritt Court and Eunice Drive; thence along the west right-of-way of Eunice Drive S. 2-58 W. 800 feet to an iron pin on the west right-of-way of Eunice Drive at the corner of property of Richard D. Wooten and Ward S. Stone; thence with the line of said Wooten and Stone property N. 87-05 W. 675 feet to an iron pin; thence N. 23-43 E. 947.6 feet to an iron pin in the line of property of J. T. Merritt and C. W. Woods; thence with the line of said Merritt and Woods property S. 73-00 E. 350 feet to an iron pin on the west right-of-way of Eunice Drive, being the point of beginning.

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