

USL—FIRST MORTGAGE ON REAL ESTATE

CONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE**

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Greer Professional Plaza, a General Partnership, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

----- TWENTY-NINE THOUSAND AND NO/100 -----  
DOLLARS (\$29,000.00 - - ), with interest thereon from date at the rate of nine and one-half - - per centum per annum, said principal and interest to be repaid as therein stated, and (9 1/2%)

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;

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 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, Chick Springs Township, on the southern side of West Poinsett Street, being shown on plat made for Dr. James L. Hughes by H. S. Brockman, Surveyor, dated February 18, 1955, and recorded in Plat Book SSS, Page 514, and having the following netes and bounds:

BEGINNING on the southern side of West Poinsett Street on inside of sidewalk, corner of Mrs. Geanie Caldwell lot, and running thence N. 72-44 W. 93 feet along the inside of sidewalk to lot formerly of Dr. James L. Hughes, iron pin at wall; thence S. 17-159 W. 201.2 feet to old pin; thence S. 72-35 E. 92.1 feet to old pin at Mrs. Geanie Caldwell lot; thence with Caldwell lot, N. 18-15 E. 201.5 feet to the beginning corner.

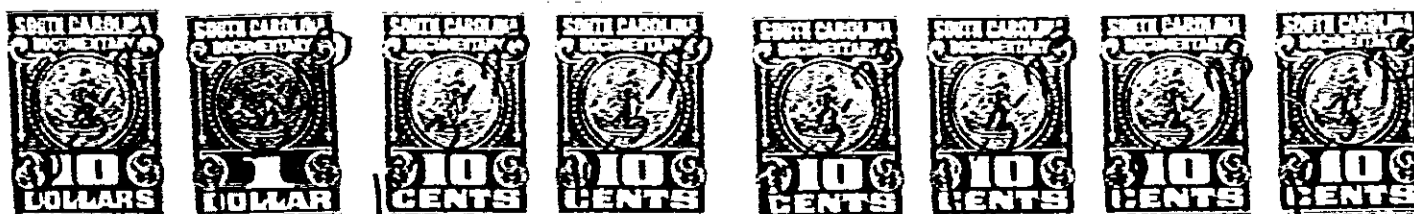
ALSO: All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Greer, Chick Springs Township, on the eastern side of South Avenue adjoining property above described between Emma Street and Hubert Street, being shown and designated as Lot No. 2 on a plat of the property of W. C. Watkins and Floride Watkins by H. S. Brockman, Surveyor, dated February 18, 1935, and having the following netes and bounds:

BEGINNING at an iron pin at the east side of South Avenue 104 feet north of Hubert Street, and running thence S. 71-21 E. 90 feet to an iron pin; thence N. 18-30 E. 27.4 feet to an iron pin; thence S. 73-17 E. 63 feet to an iron pin; thence N. 18-30 E. 49.65 feet to an iron pin; thence N. 73-35 W. 63 feet to an iron pin; thence S. 17-16 W. 3 feet to an iron pin, corner of Lot No. 1; thence with line of Lot No. 1, N. 67-55 W. 90.9 feet to an iron pin on South Avenue; thence along the line of South Avenue, S. 17-58 W. 80.8 feet to the beginning.

The above described property is the same conveyed to mortgagor herein by deed of J. Verne Smith and Robert F. Williams recorded in Deed Book 969, Page 201, and is subject to utility rights of way and easements/public record.

The above two parcels of land are shown on the Greenville County Tax Maps as Lots 2 and 20, Block 10 on Sheets G. 23 in Tax District 285. Greer Professional Plaza is a General Partnership existing under the laws of the State of South Carolina pursuant to a partnership agreement dated January 1, 1973.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.



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