

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. MORTGAGE  
OF  
FEB 29 2 39 PM '84 REAL PROPERTY  
DONNIE S. TANKERSLEY  
R.M.C.

vol 1849 pg 950

THIS MORTGAGE executed the 29<sup>th</sup> day of February 19 84 by  
WADE HAMPTON PROPERTIES, INC. (hereinafter referred to as "Mortgagor")  
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is ....  
Post Office Box 2568, Greenville, SC 29602

**WITNESSETH:**

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated February 29, 1984, to Mortgagee for the principal amount of Seven Hundred Thousand and No/100ths Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

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 Greenville, on the southeastern side of Wade Hampton Boulevard, and having according to a plat entitled "Prepared for Jack E. Shaw", revised March 12, 1981, by Carolina Surveying Co., the following metes and bounds, to-wit:

BEGINNING at an iron pin 242.7 feet in a southwesterly direction from the curve of the intersection of Wade Hampton Boulevard and White Oak Drive and running thence along the common line of the easterly portion of Panel A and instant portion of Panel A, S. 37-34 E., 200 feet to an iron pin; thence running along the line of Panel B, S. 52-26 W., 202 feet to an iron pin; thence running along the common line of the western portion of Panel A and instant portion of Panel A, N. 37-34 W., 200 feet to an iron pin; thence running along the southwestern side of Wade Hampton Boulevard, N. 52-26 E., 202 feet to an iron pin, the point of beginning.

ALSO BEGINNING at an iron pin 242.7 feet in a southwesterly direction from the curve of the intersection of Wade Hampton Boulevard and White Oak Drive and running thence S. 37-34 E., 200 feet to an iron pin, the joint corner of a portion of Panel A and Panel B; thence along the common line of Panel A and Panel B N. 52-26 E., 154 feet to an iron pin, the joint rear corner of property of mortgagor herein and property now or formerly owned by Dolly Madison, Inc.; thence along common line of two said tracts N. 37-34 W., 200 feet to an iron pin on the southeastern side of Wade Hampton Boulevard; thence along said road S. 52-26 W., 154 feet to an iron pin, the point of beginning.

(CONTINUED ON ATTACHED SHEET)

This being a portion of the same property conveyed to the Mortgagor herein by deed of Wilson Development Company on March 23, 1973, and recorded in the RMC Office for Greenville County in Deed Book 971 at page 45 (Tract 1), and on November 16, 1970, in Deed Book 905 at page 89 (Tract 2).

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted