Beginning at an iron pin on the northwesterly side of the right-of-way of North Church Street (U.S. Hwy. No. 29) said pin being the joint corner of property of Mortgagor and property now or formerly owned by Central Realty Corporation and running thence with the concrete sidewalk S. 22-11 W. 120.21 feet to an iron pin at the northerly intersection of the right-of-way of East Coffee Street and North Church Street (U.S. Hwy. No. 29); thence with the concrete sidewalk N. 67-22 W. 112.0 feet to a point; thence turning and running with the concrete curb N. 22-33-20 E. 119.946 feet to a point in the line of property now or formerly owned by Central Realty Corporation; thence with the common line of property of Mortgagor and property now or formerly owned by Central Realty Corporation S. 67-30 E. 111.2 feet to an iron pin the point of beginning.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

The parcel first described above is subject to the reservation made as to a right-of-way in common, set forth in the deed from F. W. Cruinkshank to R. L. Cruinkshank recorded October 18, 1918, in Deed Book 41 at Page 232 in the RMC Office for Greenville County.

This is the identical property conveyed to the Mortgagor by Southern Bank and Trust Company by a deed recorded simultaneously herewith.

If all or any part of the above-described property or an interest therein is sold or transferred by Mortgagor without the prior written consent of South Carolina National Bank, excluding (a) the creation of a lien or encumbrance subordinate to this mortgage; (b) the grant of any leasehold interest in the property; and (c) the conveyance of the property to Rainey, Britton, Gibbes & Clarkson, P.A., South Carolina National Bank may, at its option, declare all the sums secured by this mortgage to be immediately due and payable.

RECORDED APR 3 1984 at 4:01 P/M

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State of South Carolina,

COUNTY OF GREENVILLE

Stokes Building Investors, a General Partnership,

TO

South Carolina National Bank

Mortgage Real Estate

I hereby certify that the within Real Estate Mortgage was filed for record in my office at 4:01 P/M. o'clock on the 3rd day of April, 19 84, and was immediately entered upon the proper indexes and duly recorded in Book 1655 of Real Estate Mortgages, page 532

RMC ~~XXXX