

FILED  
GREENVILLE S.C.  
MAY 6 3 58 PM '83  
DONNIE S. WATKINS  
R.M.C.

BOOK 1605 PAGE 653



State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 6th day of MAY, 1983,

by SUNBELT PROPERTIES, INC.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1329, Greenville, South Carolina, 29602

WITNESSETH:

THAT WHEREAS, SUNBELT PROPERTIES, INC. is indebted to Mortgagee in the maximum principal sum of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100-- Dollars (\$1,500,000.00), Which indebtedness is evidenced by the Note of SUNBELT PROPERTIES, INC. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is March 6, 1990 after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$1,500,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 4.09 acres, located near the intersection of East North Street Extension and Kimbrell Road and being shown and designated as "Property of Sunbelt Properties, Inc.", on plat dated May 4, 1983, prepared by Freeland and Associates, and recorded in the RMC Office of Greenville County in Plat Book 9.5 at page 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Kimbrell Road, on the westerly side of said Road, which point is 550 feet, more or less to East North Street and running with said intersection, the chord of which is S. 23-03 W., 35.33 feet to an iron pin; thence turning and running S. 68-05 W., 262.99 feet to an iron pin; thence S. 64-47 W., 47.06 feet to an iron pin; thence S. 57-45 W., 35.20 feet to an iron pin; thence turning and running along the line of other property belonging to Sunbelt Properties, Inc., as follows: N. 11-03 W., 128.28 feet to an iron pin; N. 68-45 W., 61.17 feet to an iron pin; N. 21-30 W., 103.80 feet to an iron pin; N. 31-30 E., 154.93 feet to an iron pin and N. 22-00 W., 183.86 feet to an iron pin; thence turning and running N. 64-35 E., 265.00 feet to an iron pin on the westerly side of Kimbrell Road; thence along said road, running S. 21-59 E., 530.00 feet to an iron pin, being the point and place of beginning.

Being a portion of the property conveyed to the mortgagor herein by deed of Rose M. Cunningham and Edward T. Cunningham, recorded in deed book 1114 at page 666 on October 31, 1979.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
TAX 600.00  
MAY 1983

400 3 36861A01

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);