

State of South Carolina

FILED
GREENVILLE S.C.

Mortgage of Real Estate



County of GREENVILLE

MAY 13 1983

THIS MORTGAGE made this 27th day of April, 1983.

by SOUTHERN DEVELOPMENT OF GREENVILLE, INC.

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

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

South Carolina 29602

WITNESSETH:

THAT WHEREAS, SOUTHERN DEVELOPMENT OF GREENVILLE, INC.
is indebted to Mortgagee in the maximum principal sum of EIGHT HUNDRED FIFTY THOUSAND AND
No/100 Dollars (\$ 850,000.00), Which indebtedness is
evidenced by the Note of SOUTHERN DEVELOPMENT OF GREENVILLE, INC. of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of
which is April 15, 1988 ~~after the date hereof~~) the terms of said Note and any agreement modifying it
are incorporated herein by reference.

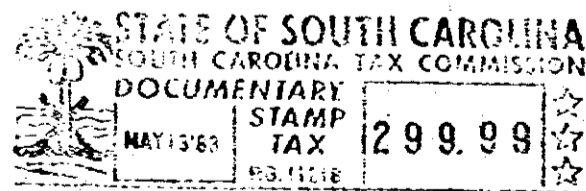
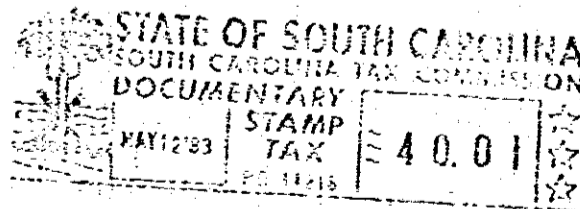
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate 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 \$ 850,000.00 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 lot or parcel of land, together with all improvements thereon,
and/or to be erected thereon, located North of the City Limits of the
City of Greenville, Greenville County, South Carolina, on the East side
of Wade Hampton Boulevard (U. S. Highway 29) between 291 By-Pass and
Briarwood Boulevard in the Wade Hampton Water and Sewer District and
further described as follows:

BEGINNING at the Westerly corner of a Subdivision known as Wildaire
Estates at a point on the South side of Wade Hampton Boulevard (U. S.
Highway 29) and running thence S. 25-23 E. 244.19 feet along the South-
west side of Wildaire Estates to a point; thence S. 13-28 E. 445 feet,
more or less, along the Southwest side of Wildaire Estates to a point;
thence S. 43-06 W. 740 feet, more or less to a point in the North-
easterly line of a road to be cut between Wade Hampton Boulevard
(U. S. Highway 29) and Edwards Road; thence N. 46-54 W. along said
northeasterly line of said proposed new road for a distance of 600
feet, more or less, to a point in the Southeasterly line of Wade
Hampton Boulevard (U. S. Highway 29); thence N. 43-06 E. 1,075 feet,
more or less, along the Southeasterly side of the right-of-way of
Wade Hampton Boulevard (U. S. Highway 29) to the POINT OF BEGINNING.

Being the same property conveyed from Carolina Rentals, Inc by deed dated June 15, 1966
and recorded July 27, 1966 in Deed Book 802 at page 549.

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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);

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