

State of South Carolina

Mortgage of Real Estate



County of Greenville

GREENVILLE S.C.
FILED
JAN 15 4 21 PM '84
R.M.C.

THIS MORTGAGE made this 12 day of January, 1984

by Westco, Ltd. a general Partnership

(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, Westco, Ltd., a general Partnership is indebted to Mortgagee in the maximum principal sum of THIRTY-FIVE THOUSAND AND No/100----- Dollars (\$ 35,000.00), Which indebtedness is dated evidenced by the Note of Westco, Ltd. of XXX September 20, 1983 with said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of January 20, 1984 which is 120 days from date 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 \$ 35,000.00 , 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 lot of land, with any and all improvements thereon, fronting 80.4 feet on Allen Street, in Greenville County, South Carolina, being shown and designated as Lot No. 47, Section 3 on a plat entitled "Subdivision for Dunean Mill, Greenville, SC", prepared by Pickell & Pickell, Engineers, dated June 7, 1948, revised June 15, 1948 and August 7, 1948, and recorded in Plat Book S at Pages 172-177, inclusive, in the R.M.C. Office for Greenville County, and having such courses and distances, metes and bounds as will be shown by reference to said plat, which plat is incorporated herein by reference. Said lot is also known as 20 Allen Street.

ALSO: ALL that certain piece, parcel or lot of land, with any and all improvements thereon, fronting 55 feet on Henry Street, in Greenville County, South Carolina, being shown and designated as Lot No. 44, Section 6 on a plat entitled "Subdivision for Dunean Mill, Greenville, SC", prepared by Pickell & Pickell, Engineers, dated June 7, 1948, revised June 15, 1948 and August 7, 1948, and recorded in Plat Book S at Pages 172-177, inclusive, in the R.M.C. Office for Greenville County, and having such courses and distances, metes and bounds as will be shown by reference to said plat, which plat is incorporated herein by reference. Said lot is also known as 15 Henry Street.

This being the same property conveyed to the mortgagor herein by deed of South Carolina National Bank, et.al. recorded in RMC Office of Greenville County, S.C. on December 22, 1983 in Deed Book 1203 at Page 162.

This mortgage is being given as substitute collateral for that mortgage given by Branson Westmoreland, Jr. and Elizabeth F. Westmoreland recorded in Mortgage Book 1626 at Page 681 on September 21, 1983.

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);

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JAN 1984
\$ 14.00

16160

1328 RW 21