

State of South Carolina

County of GREENVILLE

FILED  
GREENVILLE CO. S.C.  
DEC 4 10 52 AM '84  
DONNIE S. TANKERSLEY  
R.H.C.

Mortgage of Real Estate



THIS MORTGAGE made this 3rd day of DECEMBER, 19 84

by QRF DELTA COMPANY, INC.

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 404, Easley, S.C. 29640

WITNESSETH:

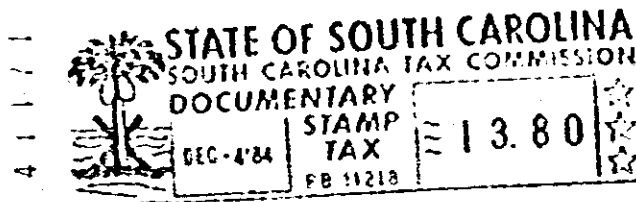
THAT WHEREAS, QRF DELTA COMPANY, INC. is indebted to Mortgagee in the maximum principal sum of FORTY-SIX THOUSAND AND NO/100 Dollars (\$46,000.00), which indebtedness is evidenced by the Note of QRF DELTA COMPANY, INC. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 3/3 /85 which is ninety (90) days 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 \$46,000.00 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, situate, lying and being in the County of Greenville, State of South Carolina, and being on the southeastern side of Fairmont Avenue, and being a part of Lot No. 79 and Lot No. 78 of the Brookforest Subdivision, and being more recently shown on plat entitled "Property of F.G. Hathaway", prepared by Jones Engineering Service, dated September 10, 1982, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-G, at Page 5, reference to said plat being hereby craved for a metes and bounds description thereof.

This is the identical property conveyed to the Mortgagor herein by deed of Willie M. Hales, dated December 3, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1227, at Page 854, on December 4<sup>th</sup>, 1984.

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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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