

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AMERICAN MORTGAGE & INVESTMENT COMPANY SENDS GREETINGS:

KNOW ALL MEN BY THESE PRESENTS, that American Mortgage & Investment Company in consideration of advances made and which may be made by Charleston Capital Corporation, a South Carolina corporation, Lender, to American Mortgage & Investment Company, Borrower, aggregating Sixty-Six Thousand (\$66,000.00) Dollars, as evidenced by the note of even date herewith, hereby expressly made a part hereof and to secure, in accordance with Section 45-55 of the Code of Laws of South Carolina for 1962:

1) All existing indebtedness of Borrower to Lender (including but not limited to the above described advances), as evidenced by the said promissory note, and all renewals and extensions thereof;

2) All future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof; and

3) All other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed ONE HUNDRED SIXTY THOUSAND (\$160,000.00) DOLLARS, plus interest thereon, attorney's fees and Court costs with interest as provided for in said note(s), and costs, including a reasonable attorney's fee of not less than ten (10%) per centum of the total amount due thereon and charges as provided in said note(s), and now,

KNOW ALL MEN BY THESE PRESENTS, that the Borrower, American Mortgage & Investment Company, in consideration of the above, and for better securing the payment thereof, according to the conditions of the said note or notes (all of their provisions being hereby made a part hereof) and also in consideration of Three (\$3.00) Dollars to the Borrower in hand well and truly paid, by the Lender, at and before the sealing and delivering of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Charleston Capital Corporation, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land, situate, lying and being in North Charleston, Charleston County, State aforesaid, containing 5.75 acres, more or less, as shown by a plat made by F. J. Barrett, dated September, 1960, and recorded in the S. S. C. Office for Charleston County in Book L-72, page 31.
BEING the same premises conveyed to Mortgagor by

*In Release Book 91 See Deed Book 794 Page 580 Deed to George V. Long et al
In Release Book 99 See Deed Book 774 Page 611 Deed to Fred Sproull
In Release Book 11 See Deed Book 774 Page 607 Deed to W. C. Remondet*

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FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 42 PAGE 809

RECORDED AND CANCELLED OF RECORD
3rd day Nov. 1976
Bernie S. Park Rowley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:19 O'CLOCK P. M. NO. 12270