

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE S.C.
APR 4 10 40 AM '83
DONNIE S. TANKERSLEY
R.H.C.

BOOK: 1600 PAGE: 526

Mortgage of Real Estate



THIS MORTGAGE made this 31st day of March, 1983,

by Gatewood Builders, 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, S. C. 29602

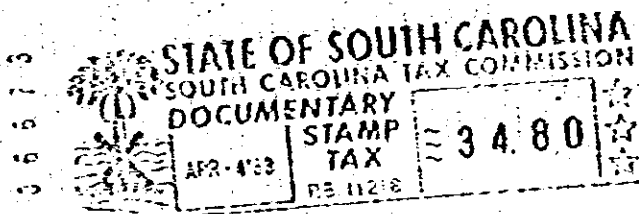
WITNESSETH:

THAT WHEREAS, Gatewood Builders, Inc. is indebted to Mortgagee in the maximum principal sum of Eighty Seven Thousand and No/100 Dollars (\$87,000.00), Which indebtedness is evidenced by the Note of Gatewood Builders, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is September 28, 1983 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 \$87,000.00, 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 those 31 pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lots 1, 3, 4, 5, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 33, 34, 35, 36 and 37 on those plats of a Subdivision known as Walden Pond, Sheets 1 and 2, recorded in the RMC Office for Greenville County in Plat Book 8-P at Pages 65 and 66.

This being the same property conveyed to the mortgagor herein by deed of College Properties, Inc. of even date and to be recorded herewith.



GCTO
3 AP 4 83
009

Mortgage shall release lots identified above upon payment to it by Mortgagor of the full sales price per lot, less customary expenses of sale.

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);

050

4328-11-2