

State of South Carolina

1615-337
Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 11th day of July, 1983

by Piedmont Sewer, Light & Fire District of Anderson and Greenville Counties.
(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 189, Piedmont, SC 29673

WITNESSETH:

THAT WHEREAS Piedmont Sewer, Light & Fire District of Anderson & Greenville Counties is indebted to Mortgagee in the maximum principal sum of One hundred forty thousand and no/100 Dollars (\$ 140,000.00), which indebtedness is evidenced by the Note of Piedmont Sewer, Light & Fire District of Anderson & Greenville Counties of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is July 11, 1993 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 \$ 140,000.00, 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 piece, parcel or lot of land situate and being in the town of Piedmont, County of Greenville, State of South Carolina, at the southeastern intersection of S. C. Highway No. 86 and Front Street containing 0.59 acres and being more particularly described according to plat of Piedmont Plant Property of J. P. Stevens & Co., Inc., prepared by Dalton & Neves Co., Engineers, in October, 1972, as follows:

BEGINNING at an iron pin at the southeastern corner of the intersection of S. C. Highway No. 86 and Front Street and running thence along the northeastern side of Front Street S. 38-07 E. 70 feet, thence S. 63-06 E. feet, thence S. 73-54 E. 55 feet, thence S. 83-33 E. 70 feet, thence N. 68-39 E. 44.2 feet to an iron pin on the northeastern side of Front Street at the joint front corner of the parcel herein conveyed and at Lot No. 69 as shown on said plat; thence turning and running N. 12-02 E. 50 feet to an iron pin; thence S. 60-31 W. 62.5 feet to an iron pin; thence N. 27-54 W. 180 feet to an iron pin on the southeastern side of S. C. Highway No. 86; thence with the southeastern edge of said Highway S. 57-51 W. 161 feet to an iron pin, the point of beginning.

ALSO ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as a major portion of the western half of Lot 6 and the R. A. Blaine Subdivision on that certain plat prepared by Robert R. Spearman, R.L.S., dated April 13, 1982, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southerly side of Piedmont Golf Course Road, joint front corner of property herein described and other property of Piedmont Sewer, Light and Fire District (Piedmont), which point is N. 85-14 W., 1,068 feet from the intersection of Piedmont Golf Course Road and Cromwell Blvd.; running thence along the line of property herein described and other property of Piedmont S. 01-05 E., 208.07 feet to a point; thence turning and running along the line of property herein described S. 84-32 W., 102.42 feet to an iron pin, joint rear corner of property herein described and Lot No. 5, R. A. Blaine Subd.; thence turning and running N. 04-04 W., 227-89 feet to a point, joint front corner of Lot No. 5, R. A. Blaine Sub. and property herein described; thence running with the right of way of Piedmont Golf Course Road S. 85-14 E., 114.6 feet to the point of beginning. Being a major portion of property acquired by Piedmont, Sewer, Light and Fire District by deed Frank P. McGowan, Jr., Master in Equity for Greenville County, recorded in Deed Book 1140, page 663 on January 13, 1981 and by deed of Bobbie C. Hankins, et al, recorded in Deed Book 1140, page 667 on January 13, 1981. 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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