

State of South Carolina

County of GREENVILLE

GREENVILLE FILED  
AUG 19 1983  
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Mortgage of Real Estate

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THIS MORTGAGE made this 19th day of August 1983

by MORDECAI SCHERBALIS SHORE

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street,  
Greenville, South Carolina 29602

WITNESSETH

THAT WHEREAS MORDECAI SCHERBALIS SHORE

is indebted to Mortgagee in the maximum principal sum of Fifteen thousand and no hundredths Dollars (\$15,000.00) which indebtedness is evidenced by the Note of Mordecai Scherbalis Shore of even date herewith said principal plus interest thereon being payable as provided for in said Note (the final maturity of August 17, 1984 which is 364 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 rebuys 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 thereby, not to exceed \$15,000.00 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 lying being and situate on the Southeast side of U.S. Highway #276 containing 16.19 acres, more or less, and having according to a plat entitled "Survey for Mordecai S. Shore" by W.R. Williams, Jr., dated October 15, 1981, in the Office of the R.M.C. for Greenville County in Plat Book 8-U, page 20 the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southeastern edge of the right-of-way of U.S. Highway 276 and running thence with said right-of-way N 31-42 W 270.2 feet; thence N 29-32 W 85.4 feet; thence N 34-28 W 105.6 feet; thence N 36-42 W 104.9 feet to an old nail & cap; thence turning and running with the center line of the right-of-way of Old White Horse Road N 87-19 E 159.5 feet to a new iron pin; thence N 75-15 E 45.3 feet to a new iron pin; thence N 60-37 E 64.1 feet to a new iron pin; thence N 54-56 E 73.5 feet to a new iron pin; thence N 49-32 E 316.2 feet to a new iron pin; thence N 50-30 E 425.0 feet to an old iron pin; thence N 52-53 E 292.6 feet to an old iron pin; thence turning and running along property now or formerly of Stowe, S 36-53 E 571.6 feet to an old iron pin; thence turning and running along property now or formerly of Newby S 56-30 W 410.7 feet to an old iron pin; thence S 56-44 W 970.1 feet to an iron pin; thence continuing S 56-44 W 5 feet to an iron pin, being the point of beginning.

This being the same property acquired by Grantor herein through Estate of Hassie Earl Montgomery recorded in the Probate Court for Greenville County in Apt. 995, file 12.

This property is subject to all restrictions, zoning ordinances and easements of record or on the ground affecting the subject property.

Grantee's address: Route #2, Box 136-B, Travelers Rest, S.C. 29690

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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