

State of South Carolina)

BOOK 1526 PAGE 20
Mortgage of Real Estate

County of GREENVILLE

GREENVILLE FILE

THIS MORTGAGE made this 19th day of September, 1983

by HERITAGE PARK DEVELOPERS, A South Carolina General Partnership

(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, South Carolina
29602

WITNESSETH:

THAT WHEREAS, HERITAGE PARK DEVELOPERS, A South Carolina General Partnership is indebted to Mortgagee in the maximum principal sum of One Million Five Hundred Thousand and No/100 Dollars (\$ 1,500,000.00), which indebtedness is evidenced by the Note of HERITAGE PARK DEVELOPERS, A South Carolina General Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is One Hundred Eighty (180) 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 \$ 1,500,000.00, 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 tract of land lying, being and situate in the City of Greenville, County of Greenville, State of South Carolina as shown on a plat entitled "Property Survey for Greenville Central Area Partnership HERITAGE PARK" prepared by Arbor Engineering dated August 15, 1983 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 9 X at Page 53 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin old along the eastern edge of the right of way for Townes Street at the joint front corner of property now or formerly of W. S. Griffin and running thence; along the eastern edge of the right of way for Townes Street N. 13-00 E. 183.76 feet to an iron pin old along the eastern edge the right of way for Townes Street; thence continuing along said right of way N. 20-12 E. 159.55 feet to an iron pin old along said right of way at the joint front corner of property now or formerly of D. T. Moore; thence running along the joint line of property now or formerly of D. T. Moore S. 77-53 E. 270.06 feet to an iron pin old along property now or formerly of W. H. Jackson and C. I. Jackson; thence turning and running along property now or formerly of W. H. Jackson and C. I. Jackson S. 3-32 W. 74.71 feet to an iron pin new; thence N. 77-53 W. 30.0 feet to an iron pin new; thence S. 12-58 W. 46.61 feet to an iron pin new along property now or formerly of the William Goldsmith Co.; thence N. 85-42 W. 50.25 feet to an iron pin old along a 20 foot service alley; thence running along said service alley S. 12-59 W. 221.59 feet to an iron pin old; thence turning and running along property now or formerly of L. R. Marshall N. 75-48 W. 89.01 feet to an iron pin old; thence along property now or formerly of W. G. Bruce and W. S. Griffin N. 76-13 W. 133.69 feet to an iron pin old along the eastern edge of the right of way for Townes Street, the point of beginning, said parcel containing 1.91 acres according to said plat.

THIS being the same property conveyed to the Mortgagor herein by deed of Greenville Central Area Partnership, Inc. dated September 19, 1983 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1176 at Page 549 on September 19, 1983.

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);