

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate

BOOK 1631 PAGE 72

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THIS MORTGAGE made this 14th day of October, 1983

by Q. R. FOXX PROPERTIES, A SOUTH CAROLINA 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, Q. R. Foxx Properties, A South Carolina Partnership, is indebted to Mortgagee in the maximum principal sum of Forty-One Thousand Five Hundred and No/100 Dollars (\$ 41,500.00--), Which indebtedness is evidenced by the Note of J. Michael Stolp and Marie L. Stolp of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 12/12/83 which is ninety (90) 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 \$ 41,500.00-----, 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 lot of land, with the buildings and improvements thereon, situate, lying and being at the Southeast corner of the intersection of the Second Avenue and Seventh Street, near the City of Greenville, in Greenville County, South Carolina, in the Judson Mills Village, being shown as portion of Lot No. 20 on plat of Section 4 of Judson Mills Village, made by Dalton & Neves, Engineers, January, 1941, recorded in the RMC Office for Greenville County, S. C. in Plat Book K, at Pages 75 and 76, and being known as Lot No. 20-A on plat entitled Property of Paula G. Vaughn, made by C. O. Riddle, on December 10, 1965, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-R, at Page 52, and having, according to said last mentioned plat, the following metes and bounds:

BEGINNING at an iron pin on the East side of Second Avenue, joint corner of Lots Nos. 19 and 20, and running thence along the line of Lot No. 19, N. 88-10 E. 83.8 feet to an iron pin; thence along the line of Lot No. 20-B, N. 7-04 E. 80.1 feet to an iron pin on the South side of Seventh Street; thence along the South side of Seventh Street, S. 88-10 W. 74.5 feet to an iron pin; thence with the curve of Seventh Street and Second Avenue, the chord of which is S. 47-14 W. 15.1 feet to an iron pin on the East side of Second Avenue; thence along the East side of Second Avenue, S. 6-18 W. 70 feet to the point of beginning.

ALSO: ALL that lot of land, with the building and improvements thereon, situate, lying and being on the South side of Seventh Street, near the City of Greenville, in Greenville County, South Carolina, in the Judson Mills Village, being shown as a portion of Lot No. 20 on plat of Section 4 of Judson Mills Village, made by Dalton & Neves, Engineers, January, 1941, recorded in the RMC Office for Greenville County, S. C. in Plat Book K, at Pages 75 and 76, and being known as Lot No. 20-B as shown on plat entitled Property of Paula G. Vaughn, made by C. O. Riddle, on December 10, 1965, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-R, at Page 52, and having, according to the said last mentioned plat, the following metes and bounds:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

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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