

State of South Carolina

FILED
GREENVILLE CO. S.C.

Mortgage of Real Estate



County of GREENVILLE

OCT 31 9 10 AM '83

THIS MORTGAGE made this 28th day of October, 1983

by J. Raymond Minor, Jr. and Judith B. Minor

(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, SC 29602

WITNESSETH:

THAT WHEREAS, G-M Mechanical, Inc. is indebted to Mortgagee in the maximum principal sum of One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00). Which indebtedness is evidenced by the Note of G-M Mechanical, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of which is seven (7) years 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 \$150,000.00, 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 lot of land situate on the Southeast side of Dameron Avenue, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 11 on plat of Section F of Gower Estates, recorded in the RMC Office for Greenville County, South Carolina in Plat Book JJJ at Page 99, made by R. K. Campbell and Webb Surveying & Mapping Company, November 1965, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Dameron Avenue at the joint front corner of Lots 10 and 11; and running thence along the line of Lot 10, S 19-52 E 175.5 feet to an iron pin; thence N 70-08 E 165 feet to an iron pin; thence along the line of Lot 12, N 19-52 W 170 feet to an iron pin on the Southeast side of Dameron Avenue; thence along Dameron Avenue S 72-03 W 165 feet to the beginning corner.

This conveyance is made subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property. For restrictions applicable to Section F of Gower Estates, see Deed Book 790 at Page 139.

This is the same property conveyed to the Mortgagors herein by general warranty deed of Conyers & Gower, Inc. on March 19, 1968 and recorded in the RMC Office for Greenville County in Deed Book 840 at Page 495.

ALSO:

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being shown on plat of property of Billy Rockne Kirkpatrick, prepared by J. L. Montgomery, III, R.L.S., dated April 12, 1977, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old spike at the intersection of roads and running thence with the center line of Martin Road, S 67-43 W 834.9 feet to an old iron pin (bent), which old iron pin is located S 46-55 E 30.4 feet from old iron pin on or near the Northwesterly edge of said road; thence N 46-55 (continued on last page)

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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