

State of South Carolina

FILED
GREENVILLE CO S.C.

VOL 1635 PAGE 31

Mortgage of Real Estate



County of GREENVILLE

11 3 1983

THIS MORTGAGE made this 11th day of November, 1983

by HENDELLS ASSOCIATES, 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, HENDELLS ASSOCIATES

is indebted to Mortgagee in the maximum principal sum of Three Hundred Thirty Thousand and no/100 ----- Dollars (\$330,000.00). Which indebtedness is

evidenced by the Note of HENDELLS ASSOCIATES of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of ----- which is fifteen (15) 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 \$ 330,000.00 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 containing 1.355 acres, situate, lying and being on the eastern side of Tanner Road in Greenville, South Carolina and having the following metes and bounds according to plat entitled "Survey for Hendley and Wells" dated September 1, 1982, by C. O. Riddle.

BEGINNING at a nail in the center of Tanner Road at the south-eastern corner of property now owned by Rex and Katie Anger and running thence with the line of said Anger property, N. 45-45 E. 246.18 feet to an iron pin at the corner of property now owned by Dickson L. Hendley, formerly owned by Jawa Hwa Hong, et al., and running thence with the line of said Hendley property, S. 78-52 E. 149.95 feet to an iron pin; thence continuing in the same direction 20 feet to an iron pin; thence running S. 11-08 W. 141.63 feet to an iron pin; thence S. 63-49 W. 283.56 feet to a nail and cap in the center line of Tanner Road; thence with the center line of Tanner Road, N. 26-11 W. 140 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Dickson L. Hendley, Lucille G. Hendley, Joel W. Wells and Alexandra L. Wells recorded on the 27th day of May, 1983 in Deed Book 1188 at Page 996, Greenville County R.M.C. Office.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX STAMP
11 32 00

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).

4.0001

20-028

LEATHERMAN, WALKER, GUNN & MANN