

State of South Carolina

FILED
GREENVILLE CO. S.C.

Mortgage of Real Estate



County of GREENVILLE

Nov 21 3 16 PM '84

DONNIE S. TANKERSLEY

THIS MORTGAGE made this 20th R.M.C. day of November, 19 84,

by GOLDEN STRIP MOTORS, INC.

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329

Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, Golden Strip Motors, Inc.

is indebted to Mortgagee in the maximum principal sum of Six Hundred and Seven Thousand and no/100-----
----- Dollars (\$ 607,000.00). Which indebtedness is
evidenced by the Note of Golden Strip Motors, Inc. of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 2-22-1992
which is eight years after the date hereof) the terms of said Note and any agreement modifying it
are incorporated herein by reference.

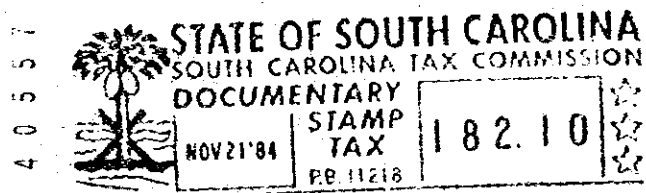
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 607,000.00 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 piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin and having the following metes and bounds as shown on a plat of said property prepared by Charles F. Webb, RLS, dated September, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7R, Page 4, to-wit:

BEGINNING at an iron pin on the eastern side of U.S. Highways 276 (Laurens Road) at the corner of a 20 foot road and running thence along the line of said road, N 88-00 E 393.2 feet to an iron pin at the line of the right of way of the C & WC Railroad; thence along the right of way of said railroad, N 18-45 W 381.0 feet to an iron pin; thence S 72-10 W 299.6 feet to an iron pin on the eastern side of U.S. Hwy, 276; thence along the line of said Highway, S 3-02 E 284.01 feet to an iron pin, the point of beginning.

Being the same property conveyed to Dallah A. Forrest by deed of Luke A. Forrester recorded 8-16-73 in Deed Book 981, Page 754.

12002



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);