

State of South Carolina

County of Greenville

FILED
GREENVILLE CO. S.C.

Nov 27 2 37 PM '84

Mortgage of Real Estate



VOL 1691 PAGE 438

THIS MORTGAGE made this Donnie S. Tankersley November 27, 1984

by Pro Com Leasing, 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, 1 Shelter Centre, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Pro Com Leasing, a South Carolina General Partnership is indebted to Mortgagee in the maximum principal sum of Five Hundred Thousand and no/100 Dollars (\$ 500,000.00), Which indebtedness is evidenced by the Note of Pro-Com Leasing, a South Carolina General Partnership of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 11/27/99 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 \$ 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:

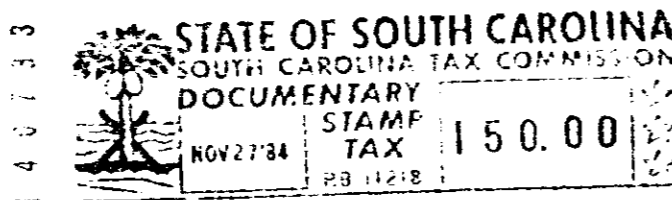
ALL that certain piece, parcel or lot of land situate, lying and being on the western side of Memorial Medical Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 14 as shown on plat entitled Memorial Medical Park, dated May 23, 1977, prepared by W. R. Williams, Jr., Registered Surveyor, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat book 5-P at Page 100, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Memorial Medical Drive at the joint front corner of the premises herein described and Lot No. 15 and running thence with the western side of Memorial Medical Drive S. 34-22 W. 165 feet to an iron pin; thence continuing with the western side of Memorial Medical Drive and unnamed street the following courses and distances: S. 79-16 W. 35.4 feet to an iron pin; N. 55-50 W. 135 feet to an iron pin in the line of property now or formerly designated as future development; thence with the line of property now or formerly designated as future development N. 34-22 E. 190 feet to an iron pin at the joint rear corner of Lots 14, 15 and 16; thence with the line of Lot No. 15 S. 55-50 E. 160 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above-described property.

This is the same property acquired by the Mortgagor herein by deed of William C. Kendrick, Jr. and J. Dennis North-Coombes, dated April 27, 1984 and recorded on same date in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1211 at Page 418.

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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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