

State of South Carolina

GREENVILLE COUNTY S.C.

BOOK 1496 603

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 27th day of February, 1980

by WILLIAMS STREET DEVELOPMENT CORPORATION P.O. Box 2287, Greenville, S.C. 29602 (hereinafter referred to as "Mortgagor") and given to ELIZABETH D. MCCOY

(hereinafter referred to as "Mortgagee"), whose address is Rt. #4, Old Boiling Springs Road, Greer, South Carolina 29651

WITNESSETH:

THAT WHEREAS, WILLIAMS STREET DEVELOPMENT CORPORATION is indebted to Mortgagee in the maximum principal sum of One Hundred Thirty Thousand and No/100 Dollars (\$ 130,000.00), which indebtedness is evidenced by the Note of Williams Street Development Corporation of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Two (2) 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 \$ 130,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys 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, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, containing 1.44 acres, as is more fully shown on a plat prepared for Williams Street Development Corporation, prepared by Enwright Associates, Inc., dated February 5, 1980 and recorded in the R.M.C. Office for Greenville County in Plat Book 7A at Page 36, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Haywood Road at the corner of property of A. Wayne Creel, D.M.V.; and running thence with the eastern side of Haywood Road, N. 34-19 E. 141.8 feet to a nail and cap at the corner of property of Enwright Associates, Inc.; running thence along the line of property of Enwright Associates, Inc., S. 55-41 E. 368.0 feet to an iron pin on the northwestern side of Woods Crossing Road; running thence with the northwestern side of Woods Crossing Road, S. 52-24 W. 91.0 feet to an iron pin and S. 51-29 W. 153.5 feet to an iron pin at the corner of property of A. Wayne Creel, D.M.V.; running thence with the line of said property, the following courses and distances, to-wit: N. 29-50 W. 55.9 feet to an iron pin; N. 43-18 W. 100.4 feet to a concrete monument; N. 38-44 W. 152.6 feet passing a concrete monument and thence continuing along said course, 18.6 feet to the point of beginning.

see attached continuation pages for description

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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):

0.60

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