

State of South Carolina)
GREENVILLE CO. S. C.

REH

Mortgage of Real Estate BOOK 1503 PAGE 569

County of Greenville)
S.M.C.

THIS MORTGAGE made this 21st day of May 19 80

by Piedmont Engineers, Architects and Planners, Inc.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608

Greenville, SC 29602

WITNESSETH:

THAT WHEREAS Piedmont Engineers, Architects and Planners is indebted to Mortgagee in the maximum principal sum of one hundred twenty five thousand and no/100 Dollars (\$ 125,000.00), which indebtedness is evidenced by the Note of Piedmont Engineers, Architects and Planners of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is eight (8) 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 \$ 125,000.00 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 piece, parcel or lot of land, containing 2.86 acres, more or less, situate, lying and being on the Northern side of Henrietta Street and on the Southern side of East Park Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat prepared by Douglas C. Crouch, dated November 11, 1972, entitled "Property of Piedmont Engineers, Architects & Planners", the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Henrietta Street at the joint corner of the premises herein described and property now or formerly of Hunter and running thence with the line of the said Hunter property N. 10-39 W. 125.85 feet to an iron pin; thence with the line of other property of the Mortgagor (formerly of Schumpert) N. 4-36 E. 163.5 feet to an iron pin on the Southern side of East Park Avenue; thence with the Southern side of the said East Park Avenue S. 73-47 E. 548.9 feet to an iron pin; thence with the curve of the intersection of East Park Avenue and Atlas Street (formerly East Park Avenue), S. 68-09 E. 71.6 feet to an iron pin; thence S. 52-55 E. 36.5 feet to an iron pin; thence with the Southwestern side of Atlas Street (formerly East Park Avenue) S. 38-00 E. 104.3 feet to an iron pin on the Northern side of Henrietta Street; thence with the Northern side of Henrietta Street S. 89-44 W. 677 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of The Peoples National Bank of Greenville, S. C., as Executor of the Last Will and Testament of Sam R. Zimmerman, deceased, Elizabeth D. Zimmerman, Sam R. Zimmerman, Jr., and Azile Z. Charlotte, dated August 20, 1963, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 731 at page 135 on August 30, 1963; by deed of Oliver F. Going and M. S. Fowler, dated August 30, 1963, and recorded in said R.M.C. Office in Deed Book 731 at page 146 on August 30, 1963; and by deed of M. S. Fowler, et al., dated September 15, 1967, and recorded in said R.M.C. Office in Deed Book 828 at page 496 on September 15, 1967.

GREENVILLE CO. S.C. 03 10 80 7/17

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MAY 21 1980

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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