

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate



BOOK 1541 PAGE 727

RECORDED  
MAY 21 1981  
R.M.C. OFFICE  
GREENVILLE, S.C.

THIS MORTGAGE made this 21st day of May, 1981

by H & P Properties

(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, H & P Properties is indebted to Mortgagee in the maximum principal sum of Twenty-three Thousand and No/100 Dollars (\$ 23,000.00), which indebtedness is evidenced by the Note of H & P Properties of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 181 days 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, 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 \$ 23,000.00, 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 unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 12-A of Summit Place Horizontal Property Regime, Phase I, more fully described in Master Deed dated November 7, 1980 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1136 at Pages 867 through 932, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 7-X at Page 55.

This is the same property conveyed to the Mortgagor herein by deed of Westminster Company, Inc. recorded in the R.M.C. Office for Greenville County in Deed Book 1147 at Page 420 on the 4th day of May, 1981.

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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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