

State of South Carolina

BOOK 1571 PAGE 529



Mortgage of Real Estate

County of GREENVILLE

FILED
OFFICE OF THE CLERK
SOUTH CAROLINA
MAY 27 1982

THIS MORTGAGE made this 27th day of MAY, 1982,

by Penta Associates, 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 6099, Spartanburg, SC 29304

WITNESSETH:

THAT WHEREAS, Penta Associates is indebted to Mortgagee in the maximum principal sum of One Hundred Twenty Eight Thousand Two Hundred Forty and 84/100 Dollars (\$128,240.84), which indebtedness is evidenced by the Note of Penta Associates of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is on demand 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 \$120,240.84, 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 of that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, partly within the City of Greer, lying, on the north side of Dual Lane State Highway 29 and the west side of Forest Street, and having the following courses and distances, to wit:

BEGINNING at an iron pin on the west side of Forest Street Extension, 100 feet from the right-of-way line of the highway and running thence, with the western edge of said Forest Street Extension, N. 7-15 E. 130.5 to a point along the edge of said Forest Street, said point being 15.2 feet from the center of Forest Street Extension; thence N. 88-45 W. 319.5 feet to a point; thence S. 9-5 E. 268.7 feet to a point along the northern right-of-way line of the Dual Lane Highway; thence with said line N. 82-30 E. 148.5 feet to a stake, 100 feet from the western edge of Forest Street Extension; thence with the right-of-way flare-line N. 44-45 E. 158 feet to the beginning corner.

ALSO, all that certain parcel or lot of land situated on the west side of Forest Street Extension, near the limits of the City of Greer and northward therefrom in Chick Springs Township, Greenville County, State of South Carolina, being designated as Lot No. 60 of the property of Geanie Caldwell, according to survey and plat thereof by H. L. Dunahoo, Surveyor, dated October 24, 1949, and recorded in Plat Book X at page 1 in the RMC Office for Greenville County, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of Forest Street Extension, corner of Duncan lot, and running thence along said Forest Street, N. 10-00 E. 30 feet to an iron pin, corner of Lot No. 62; thence along the line of Lot No. 62 N. 74-30 W. 196 feet to an iron pin; thence along the rear line of Lots 62 and 61, N. 10-30 E 169 feet to a granite marker on the line of T. Q. Jackson lot; thence along line of same N. 74-30 W. 183 feet to granite marker; thence S. 15-30 W. 300 feet to an iron pin; thence S. 89-15 E. 413 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of D. Vincent Duncan, recorded July 1, 1977, in Book 1059 at page 280, RMC Office for Greenville County, South Carolina, reference to which deed and the aforesaid plat is hereby specifically made for a more detailed description of the property covered hereby.

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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RECORDED

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