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Mortgage of Real Estate

County of Greenvilla

Or of convirie	·\$	M.C. KSLEY	
ORTGAGE made this_		July	, 1982,

THIS MORTGAGE mad	de this, 19	_82_,
by RICHARD K.	. HEUSEL	A - 4/2
(hereinafter referred to	as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.	
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(hereinafter referred to	as "Mortgagee"), whose address is 309 East North Street, Gre	enville,
South Carolina	29601	

WITNESSETH:		
THAT WHEREAS,	Richard K. Heusel	
is indebted to Mortgagee in th	e maximum principal sum of <u>Ten Thousand and</u>	No/100), which indebtedness is
evidenced by the Note of	Richard K. Heusel	of even
date herewith, said principal to which is one (1) yeare incorporated herein by ref	ogether with interest thereon being payable as provide arafter the date hereof, the	d for in said Note, the final maturity of terms of said Note and any agreement modifying i

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 \$ 10,000.00 , 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 tract of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, containing 7.188 acres, more or less, as shown on a plat of survey entitled "Property of Abney Mills, Brandon Plant, Greenville, S. C.", prepared by Dalton & Neves Co., Engineers, dated June, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-M at page 54 and in Plat Book 8-U at page 83. According to said plat the property is bounded on the Northeast and East by the right of way of an industrial siding of the Seaboard Coastline Railroad, on the South by Lots 11, 10, 9, 8 and 7 of the Subdivision of Abney Mills, on the Southwest by Lots 3, 2 and 1 of said subdivision and on the West by the Eastern right of way of West Avenue and is more particularly described as follows:

BEGINNING at the point of intersection of the Eastern right of way of West Avenue with the right of way of the industrial siding of the Seaboard Coastline Railroad, running thence along said railroad right of way the following courses and distances: S. 68-26 E. 100 feet to an iron pipe, thence S. 70-50 E. 100 feet to an iron pipe, thence S. 67-27 E. 100 feet to an iron pipe, thence S. 57-35 E. 100 feet to an iron pipe, thence S. 46-47 E. 100 feet to an iron pipe, thence S. 36-35 E. 100 feet to an iron pipe, thence S. 26-22 E. 100 feet to an iron pipe, thence S. 18-31 E. 59.5 feet to an iron pipe, and thence S. 17-20 E. 347.1 feet to an iron pipe; running thence along the property of Lots 11, 9, 8 and 7 of the Subdivision for Abney Mills S. 83-44 W. 319.3 feet to a 48 inch oak tree; running thence along the property of Lots 3, 2 and 1 of said subdivision N. 42-08 W. 357.3 feet to an iron pipe in the Eastern right of way of West Avenue; running thence along right right of way of West Avenue, the following courses and distances: N. 14-13 W. 409.9 feet to an iron pipe, thence N. 5-19 W. 96.4 feet to an iron pipe, and thence N. 2-50 E. 64.7 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of D. Wellsman Johnson, as Trustee f/b/o all Shareholders of Abney Mills, dated May 17, 1982, and recorded in the R.M.C. Office for Greenville County in Deed Book 1/70 at page 128, on July 15, 1982.

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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