

State of South Carolina

GREENVILLE CO. S. C.

FEB 4 4 46 PM '83

Mortgage of Real Estate



County of GREENVILLE

DONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE made this 4th day of February, 19 83

by REDCA BUILDERS, INC.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is East North Street, Greenville, S. C. 29601

WITNESSETH:

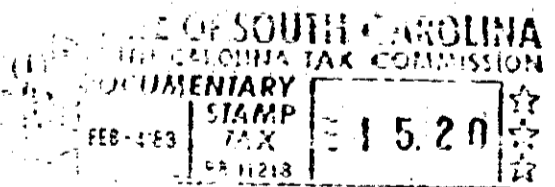
THAT WHEREAS, Redca Builders, Inc. is indebted to Mortgagee in the maximum principal sum of Thirty-eight Thousand and no/100ths Dollars (\$ 38,000.00 ), Which indebtedness is evidenced by the Note of Redca Builders, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 180 days which is August 3, 1983 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 \$38,000.00, 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 and lots of land situated, lying and being in the State of South Carolina, County of Greenville on the western side of Tiffany Drive, being known and designated as Lots No. 23&24 on a plat of Cardinal Park by R. K. Campbell, R.L.S., dated April 25, 1949 and being recorded in Plat Book W at page 27 RMC Office for Greenville County, reference being made to said plat for the metes and bounds thereof.

The portion conveyed to Redca Builders, Inc. by deed of Luis F. Moreno dated and recorded concurrently herewith.

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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);

Vertical stamp on the right edge of the page, containing the number 4909.

Vertical stamp on the right edge of the page, containing the number 4325 RV-21.