

FILED
GREENVILLE CO. S. C.

MAR 25 2 38 PM '83

DONNIE S. TANKERSLEY
R.M.C)

Mortgage of Real Estate



State of South Carolina

County of GREENVILLE

THIS MORTGAGE made this 25th day of March, 19 83,
by Devenger Property 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 Post Office Box 1329, Greenville
South Carolina 29602

WITNESSETH:

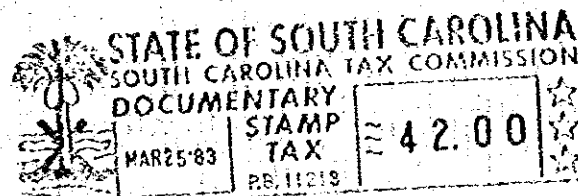
THAT WHEREAS, Devenger Property Associates, a South Carolina General Partnership,
is indebted to Mortgagee in the maximum principal sum of One Hundred Five Thousand and No/100-----
----- Dollars (\$ 105,000.00), Which indebtedness is
evidenced by the Note of Devenger Property Associates of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 9-21-83
which is one hundred eighty 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, 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 \$ 105,000.00, 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 those pieces, parcels or lots of land situate, lying and being in the County of
Greenville, State of South Carolina, being shown and designated as Lots 70, 17, 18,
82, 83 and 84 on plat of DEVENGER POINTE SECTION ONE recorded in the R.M.C. Office
for Greenville County, South Carolina, in Plat Book 9-F at page 59 reference
to which is hereby made for a more complete description by metes and bounds.

This is a portion of the property conveyed to the Mortgagor by Dee Smith Co., Inc.
by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in
Deed Book 1156, at page 368, on October 7, 1981.

The Mortgagor reserves the right to have released from the lien of this mortgage
any lot upon the payment of \$15,000.00.



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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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