

Mortgagee's Mailing Address: P. O. Box 1329, Greenville, S. C. 29602

BOOK 1600 PAGE 372

State of South Carolina

FILED GREENVILLE CO. S. C.

Mortgage of Real Estate



County of GREENVILLE

APR 13 16 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE made this 31st day of March, 19 83,

by Hamlett Builders, Inc.

(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, Hamlett Builders, Inc. is indebted to Mortgagee in the maximum principal sum of Fifty-One Thousand Three Hundred and No/100 Dollars (\$ 51,300.00 ), which indebtedness is evidenced by the Note of Hamlett Builders, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is June 30, 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 \$ 51,300.00, 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 38 lots of land situate, lying and being in the State of South Carolina, County of Greenville, located in Canebrake Subdivision, being described as follows:

I. Lot Nos. 31, 46, 47, 48, 49, 50 and 63 as shown on plat of Canebrake Subdivision, Phase I, recorded in the RMC Office for Greenville County in Plat Book 5D at Pages 95 and 96.

II. Lot Nos. 136 and 143 as shown on plat of Canebrake Subdivision recorded in said RMC Office in Plat Book 7C at Page 11.

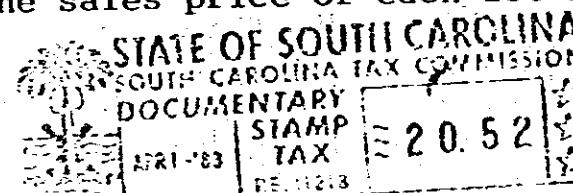
III. Lot No. 144 as shown on plat of Canebrake Subdivision recorded in said RMC Office in Plat Book 7C at Page 16 and as revised in Plat Book 7C at Page 49.

IV. Lot Nos. 155, 156, 157, 158, 161, 162, 163, 164, 165, 167, 168, 169, 170, 171, 184, 192, 195, 206 and 211 as shown on plat of Canebrake Subdivision, Phase II, Sheet 1, recorded in said RMC Office in Plat Book 7C at Page 69, and as revised in Plat Book 7C at Page 79 and as revised in Plat Book 7X at Page 78.

V. Lot Nos. 212, 228, 233, 234, 236, 239, 241, 250 and 251 as shown on plat of Canebrake Subdivision, Phase II, Sheet II, recorded in said RMC Office in Plat Book 7C at Page 41.

This is the same property conveyed to the Mortgagor herein by deed of College Properties, Inc. of even date to be recorded herewith.

Mortgagee agrees to release each lot above upon payment to it by Mortgagor of a release price equal to the sales price of each lot less customary Seller's closing costs.



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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