

State of South Carolina
283-93
County of Greenville

GREENVILLE
11/21/83

at 11:00 AM
Mortgage of Real Estate
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THIS MORTGAGE made this 23rd day of August, 1983
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 29601

WITNESSETH
THAT WHEREAS REDCA BUILDERS, INC. is indebted to Mortgagee in the maximum principal sum of Forty Nine Thousand and Five Hundred Dollars (\$49,500.00) 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 December 15, 1983 which is 120 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) in all future advances and real advances 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 in 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 hereon, not to exceed \$49,500.00 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 piece, parcel, or lot of land in the County of Greenville, State of South Carolina being known and designated as Lot No. 148, on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4 X at pages 48 and 49.

Derivation: Being the same required by Redca Builders, Inc. by deed of Oak Trust, deed dated August 8, 1983 and recorded August 8, 1983 in Deed Book 1174 page 398 in the R.M.C. Office for Greenville County.

TOGETHER with all and singular rights, interests, tenements and accretions 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 Premises, and included in this reference thereto.

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11/21/83