

1023 1983

State of South Carolina

REF FILED

Mortgage of Real Estate



County of GREENVILLE

SEP 1 4 36 PM '83

THIS MORTGAGE made this 31st day of August, 1983

by ENWRIGHT HOLDING COMPANY, 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 (Continued below: \*)

THAT WHEREAS, [REDACTED] evidenced by the Note of [REDACTED] dated herewith, said principal interest thereon being payable to said Mortgagee, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property: (\*\* Continued below)

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 \$ 1,000,000.00, 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: (\*\* Continued below)

\* WITNESSETH:

and Mortgagor

THAT WHEREAS, all the partners of Mortgagor have executed and delivered unto Southern Bank and Trust Company their individual guarantee of payment on note of Enwright, Inc., of even date herewith, the terms of which are incorporated herein, guarantying full payment and performance of a loan between Mortgagee and Enwright, Inc., the terms of which are incorporated herein by reference, said loan being evidenced by promissory note in the amount of One Million Dollars (\$1,000,000), pursuant to the terms of that Line of Credit Agreement as set forth in a letter by and between Southern Bank & Trust Company and Enwright, Inc. dated August 15, 1983, the terms of which are incorporated herein by reference.

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DESCRIPTION:

\*\* ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, S. C., and having the following metes and bounds, to-wit:

All that parcel or tract of land situated in Greenville County, South Carolina, and more particularly described in plat entitled Survey for Enwright Holding Company, Pelham Road, Greenville County, South Carolina, prepared by Enwright Associates, Inc., dated 11/1/79, and recorded in the RMC Office for Greenville County in Plat Book 9-Q at Page 72, the following metes and bounds, to-wit:

BEGINNING at an iron pin on at the southeast corner of the property of Elizabeth McCoy; thence N. 25-04-28 W. 303.14' to an iron pin; thence S. 59-51-31 E. 547.31' to a nail and cap in the center of Boiling Springs Road; thence, along the center of Boiling Springs Road the following courses: S. 43-41-37 E. 116.94'; S. 42-25-12 E. 149.91'; S. 43-02-47 E. 222.50'; S. 52-32-57 E. 99.91'; S. 65-11-45 E. 116.52'; thence, leaving Boiling Springs Road S. 08-30-24 E. 461.92'; thence S. 08-25-50 E. 180.25' to an iron pin on the northern right-of-way of Pelham Road; thence, N. 77-03-57 W. 1134.32' along the right-of-way of Pelham Road to a point on the east side of a proposed road; thence, along east side of proposed road N. 34-14-18 W. 34.08' to a point giving a 70.00' width to a proposed road having an inside curvature whose radius is 298.16'; thence, a long chord along east side of proposed road N. 12-13-54 W. 214.59', giving a 65' width to proposed road whose inside curvature has (Continued on attached schedule "A")

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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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