

State of South Carolina  
County of GREENVILLE  
DONNIE R. M.C.

FILED  
GREENVILLE S.C.  
OCT 13 10 38 AM '83

1530-619  
Mortgage of Real Estate



THIS MORTGAGE made this 12th day of October, 1983,  
by H. Graham Proffitt and C. Victor Pyle, Jr., individually and as Trustees, and  
C. Victor Pyle and H.G. Proffitt, Inc.

(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, S.C. 29602

WITNESSETH: M. Graham Proffitt and C. Victor Pyle, Jr., individually and  
as Trustees, and C. Victor Pyle and H.G. Proffitt, Inc.

THAT WHEREAS, M. Graham Proffitt and C. Victor Pyle, Jr., individually and  
as Trustees, and C. Victor Pyle and H.G. Proffitt, Inc.  
is indebted to Mortgagee in the maximum principal sum of Twelve Thousand and no/100 Dollars (\$ 12,000.00), which indebtedness is  
evidenced by the Note of M. Graham Proffitt and C. Victor Pyle, Jr., individually and as Trustees, and  
C. Victor Pyle and H.G. Proffitt, Inc. dated herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is October 12, 1990 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 \$ 12,000.00, 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 or lot of land, situate, lying and being in the City  
of Greenville, County of Greenville, State of South Carolina, at the Southern  
intersection of East Coffee Street with North Irvine Street and having the following  
metes and bounds:

BEGINNING at an iron pin at the Southern intersection of North Irvine Street and East  
Coffee Street and running thence along the Southwesterly side of East Coffee Street  
S. 68-33 E. 101.5 feet to an iron pin at the joint front corner of the property herein  
conveyed and property now or formerly of Madge V. Stokes; thence with the line of  
the said Stokes property S. 21-18 W. 121.2 feet to an iron pin in the line of property  
now or formerly of Ruth W. Black and Harriet B. Black, individually and as trustees;  
thence with the line of the said Black property N. 68-59 W. 101.5 feet to an iron  
pin in the Southeasterly side of North Irvine Street; thence along the Southeasterly  
side of North Irvine Street N. 21-18 E. 122 feet to an iron pin, the point of beginning.

Being the same conveyed to the Mortgagors herein by deed of The Estate of Henry F.  
Ross, dated August 22, 1968, recorded in in the R.M.C. Office for Greenville County  
on August 26, 1968 in Deed Book 851, Page 55.

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):

06190

1328-11-21