

PLEASE MAIL TO DONALD L. VAN RIPER, ST. 3, 700 EAST NORTH STREET, GREENVILLE
SOUTH CAROLINA, 29601 after recording

VOL 1642 PAGE 759

State of South Carolina)
GREENVILLE CO. S.C.
County of GREENVILLE)

Mortgage of Real Estate



THIS MORTGAGE made this 5 day of JANUARY, 1984,

by WILLIAM AND MARGARET D. CROMER

(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, SC 29602

WITNESSETH:

THAT WHEREAS, William and Margaret D. Cromer is indebted to Mortgagee in the maximum principal sum of ONE HUNDRED THOUSAND AND NO ONE HUNDRETHS Dollars (\$100,000.00), Which indebtedness is evidenced by the Note of William and Margaret D. Cromer of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 1994 which is 120 months 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 \$ 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:

THREE PARCELS

(1) All that certain piece, parcel or lot of land in the State of South Carolina, Greenville County, near the City of Greenville, lying on the northwesterly side of Tindal Road, and having the following metes and bounds, to wit:

BEGINNING at a point on the northwesterly side of Tindal Road, approximately 424 feet northeast from Langston Creek and running thence N. 68-00 W., 563 feet to an iron pin; thence N. 69-43 W., 61 feet to an iron pin; thence S. 22-53 W., 377.6 feet to a point in the center of Langston Creek; thence with the center of Langston Creek as the line, the following courses and distances: S. 68-00 E., 46 feet, S. 74-51 E., 85.2 feet, S. 79-51 E., 121.7 feet, S. 29-51 E., 53.3 feet, S. 66-46 E., 28.3 feet; thence leaving the point of the said creek N. 38-07 E., 208 feet; thence S. 65-58 E., 210 feet to a point on Tindal Road; thence with Tindal Road N. 33-20 E., 216 feet to an iron pin which is the point of beginning. (12)-235-165-2-21

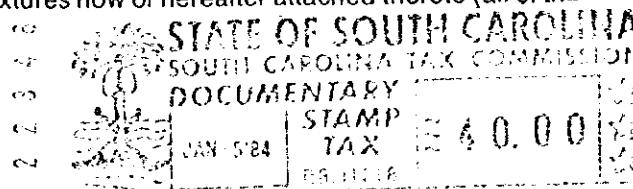
(2) AND ALSO a parcel of land in a Westerly direction from Razor Drive and in a southerly direction from Woodland Way, which is described as Lots 23 and 24 on a Plat of Mountain View Acres which is recorded in the R. M. C. Office for Greenville County in Plat Book I, Page 70; (see also for reference Plat of Property of Paul E. Brazie Jr., in Plat Book II at Page 171). The metes and bounds are as described on the said plat; (12)-235-438-2-2.1

(3) AND ALSO all that piece of land situate in Greenville County, SC on the northwestern side of Tindal Road and being all of the property conveyed to Nel;lie M. Clark by Charles Chambers and Barbara I Chambers by deed dated December 3, 1969 and recorded in the R.M.C. Office for Greenville County in Deed Book 880, Page 388, LESS however that lot of land conveyed by Charles and Barbara I. Chambers to Robert and Brenda Luther in Octoner of 1968, which lot fronts on Razor Dr. Extension (also known as Woodland Way); (12)-235-438-2-1

THESE CONVEYANCES are made subject to all rights of way, easements, encumbrances, liens and other matters of record;

DERIVATION: The above described property is the same as conveyed to D & M Associates (a partnership) by Three Associates, a General Partnership by deed dated December 30, 1981, and recorded December 31, 1981 in the R.M.C. Office for Greenville County in Volume 1160, Pages 343 and 344.

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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