

State of South Carolina

County of Greenville

FILED
GREENVILLE S.C.

JAN 16 12 44 PM '84

DEED
R.M.O.

VOL 1643 PAGE 836

Mortgage of Real Estate



THIS MORTGAGE made this 28th day of December, 1983

by Crestview, Inc. and Seven Oaks Shopping Center, 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,

South Carolina 29602

WITNESSETH:

THAT WHEREAS, Seven Oaks Shopping Center, Inc.
is indebted to Mortgagee in the maximum principal sum of One Million and No/100
----- Dollars (\$1,000,000.00), Which indebtedness is
evidenced by the Note of Seven Oaks Shopping Center, Inc. of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of -----
which is April 15, 1988 ~~at the time of the~~ 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 \$ 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:

All that certain piece, parcel or lot of land lying and situate on the easterly side of Grove Road, south of its intersection with West Faris Road in the County of Greenville, near the City of Greenville, State of South Carolina, and being more particularly shown on a plat entitled "Topography for Chanticleer Real Estate Co., Greenville, S. C." by Webb Surveying and Mapping Company, dated July, 1975, with addition and revisions August, 1983, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point which is 60 feet in a southerly direction along the easterly right-of-way of Grove Road from the southwest corner of property now or formerly leased to Southern Bank & Trust Company and running thence S. 64-00-30 E. 415.00 feet to a point; thence S. 03-05-17 W. 269.80 feet to a point; thence S. 25-59-30 W. 231.47 feet to a point; thence N. 64-00-30 W. 101.21 feet to a point; thence S. 70-59-30 W. 35.35 feet to a point; thence S. 25-59-30 W. 96.09 feet to an iron pin; thence N. 44-26-45 W. 21.23 feet to an iron pin; thence N. 78-53-45 W. 386.77 feet to an iron pin on the easterly right-of-way of Grove Road; thence along said easterly right-of-way of Grove Road N. 25-59-30 E. 693.35 feet to the POINT OF BEGINNING, containing in two parcels a total of 6.419 acres.

EXCEPT, HOWEVER, there is reserved for use as a possible future right-of-way for a public or private street the following portion of the above described parcel:

BEGINNING at an iron pin which is S. 25-59-30 W. 753.35 feet from the southwesterly corner of the property now or formerly leased to Southern Bank & Trust Company and running thence S. 78-53-45 E. 386.77 feet to an iron pin; thence S. 44-26-45 E. 21.23 feet to a point; thence N. 25-59-30 E. 58.85 feet to a point; thence N. 64-00-30 W. 20.00 feet to a pin; thence N. 78-53-45 W. 335.17 feet to a point; thence N. 64-00-30 W. 49.88 feet to a point on the easterly right-of-way of Grove Road; thence along the easterly right-of-way of Grove Road S. 25-59-30 W. 65.0 feet to an iron pin, the POINT OF BEGINNING, containing 0.476 acres.

** This being the identical property conveyed to the Mortgagor by deed of Chanticleer Real Estate Company dated 12-28, 1983, and recorded in Deed Book 1204, page 192.

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);

** Also see Deed From 3000 Augusta, Inc. recorded in Deed Book 1204 at Page 194, dated Dec. 28, 1983.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
1000.00

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