

State of South Carolina

County of GREENVILLE

FILED  
GREENVILLE S.C.  
JUL 11 3 45 PM '84  
DOCK  
HENSLEY

Mortgage of Real Estate



THIS MORTGAGE made this 11th day of July, 19 84.

by SELECT INCOME PROPERTIES, A S. C. GENERAL PARTNERSHIP

(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, S.C. 29602

WITNESSETH:

THAT WHEREAS, SELECT INCOME PROPERTIES, A S. C. GENERAL PARTNERSHIP is indebted to Mortgagee in the maximum principal sum of Eighty Five Thousand and No/100 Dollars (\$ 85,000.00 ), Which indebtedness is evidenced by the Note of SELECT INCOME PROPERTIES, A S. C. GENERAL PARTNERSHIP of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 7-10-94 which is Ten years & one month 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 \$ 85,000.00 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 lot of land situate in Ward Two in the City and County of Greenville, South Carolina, being known and designated as Lot No. 29 of the Rowley Place, according to a Plat thereof made by W.A. Adams, January, 1910, recorded in Plat Book C, Page 5, beginning at a stake on the Northeast corner of Lavinia and East Avenue and running thence N. 21-45 W. with Lavinia Avenue, 60 feet to a stake, joint corners of Lots 29 and 30; thence along joint lines of said Lots N. 80 E. 155 feet to a stake on a 10-foot alley; thence S. 21-45 E. 60 feet to a stake on East Avenue; thence with said Avenue S. 80 W. 155 feet to the beginning corner.

This is the same property conveyed by 100 Associates, A General Partnership to the Mortgagor herein by deed dated January 10, 1984 and recorded on January 10, 1984, in Deed Book 1204 Page 66 in the R.M.C. Office for Greenville County, South Carolina.

The Partners of Select Income Properties, A S. C. General Partnership are Barry L. Finley, Joe A. Hewell and Fisher C. Walter.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JUL 11 1984  
STAMP  
TAX \$ 25 50

10811 000 11801

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):

ERTS

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