

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 18 day of July, 1984

by Wilkins Norwood & Company, Inc.

(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, Wilkins Norwood & Company, Inc. is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand and no/100 Dollars (\$100,000.00). Which indebtedness is evidenced by the Note of Wilkins Norwood & Company, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note... 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 \$100,000.00, 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 in McAlister Plaza, in the City of Greenville, County of Greenville, State of South Carolina, on the northwesterly side of Pleasantburg Drive, shown on plat entitled "Portion of McAlister Plaza", prepared January 2, 1964, revised October 9, 1965, by Piedmont Engineers & Architects, and recorded in the Office of the RMC for Greenville County in Plat Book JJJ, Page 55, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwesterly side of Pleasantburg Drive (S. C. Highway 291), said point being the easterly corner of property heretofore conveyed by The McAlister Corp. to Pleasantburg Office Building, Inc., and running thence along the line of said property N. 63-49 W., 200 feet to a point; thence turning and running N. 26-11 E., 100 feet to a point in the center line of a 10 foot utility easement; thence turning and running with the center line of said easement S. 63-49 E., 200 feet to a point on the northwesterly side of Pleasantburg Drive; thence turning and running along the northwesterly side of Pleasantburg Drive S. 26-11 W., 100 feet to the point of beginning.

This is the identical property as conveyed to the mortgagor by deed of Wilkins Norwood dated November 8, 1966 and recorded in the RMC Office for Greenville County on November 9, 1966 in Deed Book 809, Page 62.

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STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX 30.00

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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