

State of South Carolina )

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 1st day of August, 1984

by George A. Mullinnix, Jr. and Mary Ellen Mullinnix

(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, South Carolina 29602

WITNESSETH:

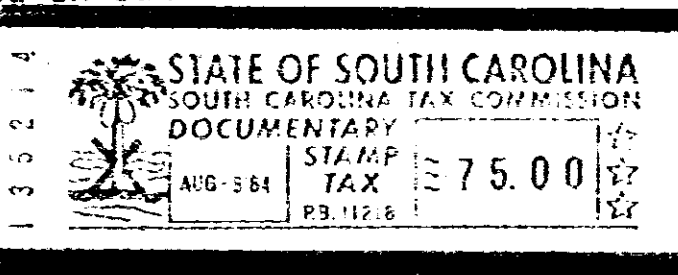
THAT WHEREAS, George A. Mullinnix, Jr. and Mary Ellen Mullinnix is indebted to Mortgagee in the maximum principal sum of Two Hundred Fifty Thousand and No/100 Dollars (\$ 250,000.00 ), Which indebtedness is evidenced by the Note of George A. Mullinnix, Jr. and Mary Ellen Mullinnix of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 8/1/94 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 \$ 250,000.00 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 County of Greenville, State of South Carolina, on the western side of Pinckney Street Extension, near the City of Greenville, being shown on a plat entitled "Property of Gulf Refining Co.", dated March, 1923, made by R. E. Dalton, Engineer, recorded in the RMC Office for Greenville County in Plat Book F at Page 112, and having, according to a more recent plat of the Property of Gulf Oil Corporation, made by C. O. Riddle, RLS, dated March 7, 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pinckney Street at an old C.I.M. at the corner of property formerly owned by F. W. Poe Manufacturing Co., and running thence along the western side of Pinckney Street, S.32-20 E. 207.5 feet to an iron pin; thence S.57-11 W. 172.51 feet to an iron pin; thence N.45-22 W. 124.8 feet to an iron pin; thence N.46-52 W. and crossing a spur tract of the Southern Railway Company, 88.25 feet to an old C.I.M.; thence N.57-10 E. 222.85 feet to the point of beginning, together with any and all rights of way, easements or other rights which may be owned by the Mortgagor in and to any industrial side tracks which may run through and from the above described property over adjoining properties.

THIS is the same property as that conveyed to George A. Mullinnix, Jr. and J. Paul Miller by deed of Mildred Hunt Bishop, individually and as Executrix of the Estate of Charles H. Bishop, deceased, recorded in the RMC Office for Greenville County in Deed Book 892 at Page 28 June 12, 1970. J. Paul Miller conveyed his one-half interest to George A. Mullinnix, Jr. by deed recorded in said RMC Office in Deed Book 1126 at Page 468 on May 27, 1980.



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):