

State of South Carolina )

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 27th day of August, 1984,

by TOWNES B. JOHNSON 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, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Townes B. Johnson Company, Inc.

is indebted to Mortgagee in the maximum principal sum of Sixteen Thousand Five Hundred and No/100 Dollars (\$ 16,500.00--), Which indebtedness is evidenced by the Note of Townes B. Johnson Company, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 2/27/85 which is six months after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

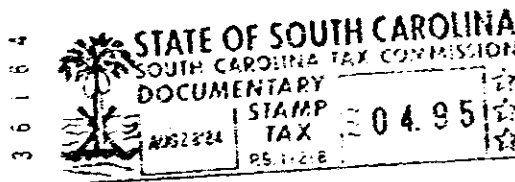
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 16,500.00, 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, together with all improvements thereon, situate, lying and being on the Southeastern side of Devenger Road, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 13 as shown on plat of Devenger Pointe, Section I, dated March, 1983, prepared by Dalton & Neves Co., and recorded in the REC Office for Greenville County, S. C. in Plat Book 9-F, at Page 59, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Devenger Road, at the joint front corner of Lots Nos. 18 and 32, and running thence with the joint line of said lots, S. 57-01 E. 152.53 feet to an iron pin at the joint rear corner of Lots Nos. 18, 19, 31 and 32; thence with the joint line of Lots Nos. 18 and 19, S. 32-59 W. 86 feet to an iron pin at the joint rear corner of Lots Nos. 17, 18, 19 and 20; thence with the joint line of Lots Nos. 17 and 18, N. 57-01 W. 144.08 feet to an iron pin on the Southeastern side of Devenger Road; thence with the Southeastern side of Devenger Road, the following courses and distances: N. 23-49 E. 42.51 feet to an iron pin; thence N. 25-58 E. 43.92 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Devenger Pointe Company, A South Carolina Partnership, dated August 27, 1984, and recorded in the REC Office for Greenville County, S. C. in Deed Book 1220, at Page 386, on August 23, 1984.

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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).