

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate



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FILED
GREENVILLE CO. S.C.
DEC 20 9 01 AM '84
DONNIE SPAINWERSLEY
R.M.C.

THIS MORTGAGE made this _____ December, 1984
by L. Berry Woods, Sr.

(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**

(hereinafter referred to as "Mortgagee"), whose address is East Trade Street, Fountain Inn, S.C. 29644

WITNESSETH:

THAT WHEREAS, L. Berry Woods, Sr.
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 L. Berry Woods, Sr. and L. Berry Woods, Jr. of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is upon demand after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

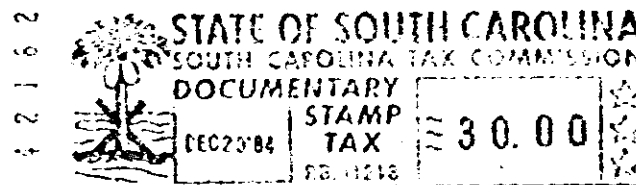
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate 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 \$ 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 piece, parcel or tract of land containing nine (9) acres, more or
less, being a portion of property shown on a plat prepared by C. M. Furman, Jr.,
dated February 16, 1927, entitled "Property of J. D. Woods", and recorded in
the R.M.C. Office for Greenville County, South Carolina, in Plat Book _____
at Page _____, and being described as follows:

BEGINNING at a point on the Northeastern edge of the right-of-way for U. S.
Highway 276 at the joint corner of property now or formerly of Coleman and
running thence with the line of the said Coleman property in an Easterly and
Southeasterly direction to a point in Fairview Road; thence with the center line
of Fairview Road in a Southwesterly direction to a point on the Northeastern
edge of the right-of-way for U. S. Highway 276; thence with the Northeastern
edge of said right-of-way in a Northwesterly direction to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of
D. Carroll Woods, Frank Edwards Woods, and Pallie Lou Woods Kirby dated
May 20, 1974 and recorded in Deed Book 1089 at Page 757 on October 11, 1978.
The life estate of Susan Carolina Woods expired upon her death on May 10,
1956. This is also a portion of property conveyed to Grantor by Quit Claim
deed of Mary Hoffman Woods dated September 26, 1984 and recorded in Deed
Book 1223 at Page 428 on October 4, 1984, R.M.C. Office for Greenville County.
Reference is also made to Apartment 368, File 13, Greenville County Probate
Court.

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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);

RECORDED

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