

300-1029 43234

State of South Carolina

FILED

Mortgage of Real Estate



County of GREENVILLE

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THIS MORTGAGE made this 27th day of September, 1983

by The Poe Corporation

(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

WITNESSETH:

THAT WHEREAS, The Poe Corporation

is indebted to Mortgagee in the maximum principal sum of FIVE HUNDRED THOUSAND AND NO/100 Dollars (\$500,000.00). Which indebtedness is evidenced by the Note of The Poe Corporation of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 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 \$500,000.00, 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 on the northern side of Perry Avenue near the City of Greenville, County of Greenville, State of South Carolina, and shown and designated as a tract containing 5.67 acres on a plat prepared by Freeland and Associates entitled "Property of The Poe Corporation" and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an existing rail on the northern side of Perry Avenue and on the southeastern side of the right of way of Southern Bell Road and running thence N. 62-24 E., 1135.0 feet to a new iron pin; running thence S. 28-21 E., 25.0 feet to a new iron pin on the western side of an abandoned street; running thence along the western side of said abandoned street, S. 53-31 W. 118.0 feet to a new iron pin; thence S. 24-41 W., 266.7 feet to a new iron pin; thence S. 24-27 W., 64.0 feet to a new iron pin; thence S. 25-40 W., 345.0 feet to a new iron pin on the northern side of Perry Avenue; running thence along the northern side of Perry Avenue N. 74-22 W. 660.1 feet to an existing rail, the point and place of beginning.

LESS HOWEVER: That certain portion of the within described property on the northeastern extremity forming a part of the property conveyed to the Greenville School District by deeds recorded in the R.M.C. Office for Greenville County in Deed Book 753, at Page 153 and Book 505, at Page 389.

This is the same property conveyed to The Poe Corporation (formerly Poe Hardware and Supply Co.) by the following deeds: P. S. Nelson recorded April 10, 1946 in Deed Book 205, at Page 413; Charles M. Denton recorded April 12, 1946 in Deed Book 293, at Page 34; W. Harris Irvine, et al recorded August 6, 1946 in Deed Book 242, at Page 420; Thomas L. Brown, Sr., et al recorded December 16, 1960 in Deed Book 664, at Page 521; E. Inman, Master recorded December 16, 1960 in Deed Book 664, at Page 505 and Lowery Brown recorded April 4, 1946 in Deed Book 289, at Pages 483 and 484.

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Subsequent to acquiring title to the property described herein the name of Poe Hardware and Supply Co. was changed by proper corporate action. See Deed Book 1074, at Page 638 for Charter of Amendment.

(continued on page 3)

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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