

State of South Carolina

BOOK 1483 PAGE 110

Mortgage of Real Estate

County of Greenville

RECORDED  
SOUTH CAROLINA  
OCT 15 AM '79  
H.M.C.  
WATKINS  
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THIS MORTGAGE made this 2nd day of October, 1979,

by McShenda, Inc.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 8, Simpsonville,  
South Carolina 29681

WITNESSETH:

THAT WHEREAS, McShenda, Inc. is indebted to Mortgagee in the maximum principal sum of One Hundred Eighty Thousand and No/100----- Dollars (\$180,000.00-----), which indebtedness is evidenced by the Note of McShenda, Inc. of even date herewith, said principal together with 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 \$180,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys 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:

TRACT I:

All that certain piece, parcel or lot of land located in Austin Township, Greenville County, State of South Carolina, located on the east side of Hedge Street in the town of Simpsonville, and being known and designated as Lot # 6 on map number 1 in a division of the Estate of A. R. Hunter, deceased, as made by W. J. Riddle, Surveyor, and being recorded in the Greenville County R.M.C. Office. The said lot of land being at a corner on the North side of Hedge Street and runs thence N. 65-31 E. 155.5 feet to corner; thence S. 20-42 E. 60 feet to corner; thence S. 65-38 W. 155.6 feet to corner on Hedge Street; thence N. 20-42 W. 65.8 feet to the beginning corner and being the lot of land second described in a deed from Martha J. Hunter and others to P. W. Hunter, deed dated Oct. 20, 1947, recorded in Deed Book 328, at page 189, R.M.C. Office for Greenville County. It is likewise the identical lot of land conveyed to D. E. Verdin by P. W. Hunter by deed dated January 23, 1948, recorded in the R.M.C. Office for Greenville County in Vol. 334, Page 155.

Also, all that piece, parcel or lot of land in Austin Township, Greenville County conveyed to H. W. Abbott by J. T. Goodwin & J. C. Goodwin and recorded in Deed Book 397, page 231, December 5, 1949. This lot joins the above mentioned lot on Hedge Street and has a width of 2.8 feet and running back the entire depth of Goodwin property to a point on the line of property now or formerly owned by T. T. Todd.

TRACT II:

All that piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, and located on the North side of East Curtis Street in the Town of Simpsonville at the intersection with Hedge Street, containing (3,540 Sq. Yds.) five sevenths of an acre more or less, and measuring on Curtis Street 153 feet, and on West Hedge Street 207 3/4 feet and on the north 153 feet, and on the east 209 feet, being bounded on the south by Curtis Street, on the west by Hedge Street, on the North by lands now or formerly owned by F. D. Hunter, and on the east by lands now or formerly owned by F. D. Hunter and B. L. Thackston. \* (see 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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