

State of South Carolina

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S.C.  
APR 10 1980

BOOK 1499 PAGE 516

Mortgage of Real Estate

County of Greenville

DEEDS DIVISION  
GREENVILLE, S.C.

THIS MORTGAGE made this 1st day of April, 1980

by J. G. Francis, Anthony G. Francis, William R. Francis

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608,

Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, J. G. Francis, Anthony G. Francis, William R. Francis is indebted to Mortgagee in the maximum principal sum of four hundred fifty thousand and no/100 Dollars (\$ 450,000.00 ), which indebtedness is evidenced by the Note of J.G.Francis, Anthony G.Francis, William R. Francis of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ten (10) years 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 \$ 450,000.00 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:

ALL that certain piece, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being on the eastern side of White Horse Road in the County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly margin of White Horse Road; said pin being located at the southwesterly corner of property now or formerly owned by C. L. Cannon and Sons, and running thence with the southerly property line of said C. L. Cannon and Sons property, N. 69-24 E. 250 feet to an iron pin; thence S. 20-36 E. 201.31 feet to an iron pin; thence with a curve to the left having a radius of 2,004.51 feet, 52.18 feet to an iron pin; thence S. 23-32 E. 100 feet to an iron pin; thence S. 65-22 W. 249.60 feet to an iron pin in the easterly margin of White Horse Road; thence N. 23-41 W. 111.24 feet along the easterly margin of White Horse Road; thence continuing with the easterly margin of White Horse Road in two courses: (1) with a curve to the right having a radius of 2,254.51 feet, 58.69 feet to an iron pin; (2) thence N. 20-36 W. 201.31 feet to the Point of Beginning.

Being the same property conveyed to the Mortgagors herein by Deed of Budweiser of Greenville, Inc. dated January 8, 1980, and recorded that same date in Deed Book 1118 at Page 534 in the R.M.C. Office of Greenville County.

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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).

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