

Mortgagee's Mailing Address: P. O. Box 1329, Greenville, S. C. 29602
State of South Carolina

County of GREENVILLE

Mortgage of Real Estate

BOOK 1555 PAGE 592



OCT 15 2 52 PM '81
DORR
R.M.C. BANKERSLEY

THIS MORTGAGE made this 15th day of October, 19 81,

by College Properties, Inc.

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, P. O. Box 1329, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, College Properties, Inc. is indebted to Mortgagee in the maximum principal sum of Five Hundred Twenty Five Thousand and No/100-----Dollars (\$ 525,000.00), which indebtedness is evidenced by the Note of College Properties, 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 eighteen 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 \$ 525,000.00 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 those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville being known and designated as Lots 1 through 37, inclusive, as shown on plats of Subdivision known as Walden Pond, Sheets 1 and 2, as more fully appears on plats being recorded in the RMC Office for Greenville County in Plat Book 8-P at Pages 38 and 39. Said lots have such metes and bounds as appears on said plats.

This being a portion of the same property conveyed to the mortgagor herein by two deeds, one from Raymond A. Conn dated October 27, 1980 and recorded November 5, 1980 in the RMC Office for Greenville County in Deed Book 1136 at Page 784 and the other being from Electrical Construction Inc. dated October 31, 1980 and recorded in said RMC Office on November 5, 1980 in Deed Book 1136 at Page 786.

ALSO:

ALL those 86 lots located in Canebrake Subdivision, County of Greenville, State of South Carolina being described as follows:

I.

Lot Nos. 31, 46, 47, 48, 49, 50 and 63 as shown on plat of Canebrake Subdivision, Phase I recorded in the RMC Office for Greenville County in Plat Book 5D at Pages 95 and 96.

II.

Lot Nos. 136 and 143 as shown on plat of Canebrake Subdivision recorded in said RMC Office in Plat Book 7C at Page 11.

III.

Lot No. 144 as shown on plat of Canebrake Subdivision recorded in said RMC Office in Plat Book 7C at Page 16 and as revised in Plat Book 7C at Page 49.

(continued on separate sheet)

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);

GC10
-----3
OC1981
011
0000
20-028

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
OCT 21 1981
\$ 525.00

4328 RV-2

0592