

State of South Carolina

County of Greenville

Mortgage of Real Estate



THIS MORTGAGE made this 4th day of June, 1982,

by WILLIAMS STREET DEVELOPMENT CORP.

(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 29602

WITNESSETH:

THAT WHEREAS, Williams Street Development Corp. is indebted to Mortgagee in the maximum principal sum of One Hundred Twenty Thousand and No/100--- Dollars (\$120,000.00---), which indebtedness is evidenced by the Note of Williams Street Development Corp. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is June 4, 1983, one year 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 \$120,000.00, 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, together with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being on the Eastern side of Parkins Mill Road, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. One (1) on plat of PARKINS KNOLL, prepared by Piedmont Engineers & Architects, Surveyors, dated May 18, 1973, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-D, at Page 34, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Parkins Mill Road, at the joint front corner of Lots Nos. 1 and 2, and running thence with the joint line of said lots, N. 87-37 W. 173.19 feet to an iron pin in the line of Lot No. 3; thence with the line of Lot No. 3, N. 00-41 E. 85.0 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 1; thence with the line of Lot No. 1, N. 55-47 E. 242.9 feet to an iron pin on the Eastern side of Parkins Mill Road; thence with the Eastern side of Parkins Mill Road, the following courses and distances: S. 8-55 W. 96.7 feet to and iron pin; thence S. 6-33 W. 99.0 feet to an iron pin; thence S. 4-10 W. 35.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Parkins Knoll, Inc., dated June 4, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1168, at Page 263.

DOCUMENTARY STAMP

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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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