

State of South Carolina

GREENVILLE COUNTY, S. C.

BOOK 1586 PAGE 769
Mortgage of Real Estate



County of Greenville JOHN H. JANKERSLEY,
R.M.C.

THIS MORTGAGE made this 23rd day of November, 1982,
by WESTSIDE QUIK SHOP, INC.

(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, S. C.
29602

WITNESSETH:

THAT WHEREAS, Westside Quik Shop, Inc.
is indebted to Mortgagee in the maximum principal sum of Seventy Thousand and No/100-----
-----Dollars (\$ 70,000.00-----), which indebtedness is
evidenced by the Note of Westside Quik Shop, 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 November 23, 1985, 3 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 \$ 70,000.00 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 tract of land, situate, lying and being
in the County of Greenville, and State of South Carolina, more particularly
described as follows:

TRACT I: ALL that certain piece, parcel or lot of land, situate, lying and
being at the southern corner of the intersection of Parker Road with Charle-
ston Road (S. C. Highway 253) in the Town of City View, in the County of
Greenville, State of South Carolina, and as shown on plat of survey prepared
for Humble Oil & Refining Company by Webb Surveying and Mapping Company dated
May 8, 1967, and is more fully described as follows: Beginning at the sou-
thern corner of the intersection of Parker Road with Charleston Road (S. C.
Highway 253) and running thence, S. 51-55 E. along the southwestern side of
Parker Road, 83.1 feet; thence turning and running, S. 38-20 W. along the
boundary line of property formerly of Duncan, being conveyed to Humble Oil
& Refining Company, 135.5 feet to a point; thence turning and running, N.
51-52 W. along the boundary line of an alley, 106.5 feet to a point; thence
turning and running, N. 48-08 E. along the boundary line of Charleston Road
(S. C. Highway 253) 137.5 feet to the point of beginning.

ALSO: TRACT II: ALL that certain piece, parcel or lot of land, situate,
lying and being on the southwestern side of Parker Road in the Town of City
View, County of Greenville, State of South Carolina, and as shown on plat of
survey prepared for Humble Oil & Refining Company by Webb Surveying & Mapping
Company, dated May 8, 1967, and is more fully described as follows: Begin-
ning at a point on the southwestern side of Parker Road, located S. 51-55
E. a distance of 33.1 feet from the southern corner of the intersection of
Parker Road with Charleston Road (S. C. Highway 253), and running thence,
S. 51-55 E. along the southwestern side of Parker Road, 82.5 feet to a
point; thence turning and running, S. 38-20 W. 135.55 feet to a point on
the northeastern side of an alley; thence turning and running, N. 51-52 W.
along the northeastern side of an alley, 82.5 feet to a point; thence
turning and running, N. 38-20 E. along the boundary line of property for-
merly of Gosnell, being conveyed to Humble Oil & Refining Company, 135.5
feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of
Exxon Corporation dated November 10th, 1982, and recorded in the RMC Office
for Greenville County in Deed Book 1177, at Page 744, on November 23, 1982.

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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