

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt-Maxwell Enterprises, Inc.,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank & Trust Company,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two hundred fifty thousand and no/100-----DOLLARS (\$250,000.00),
with interest thereon from date at the rate of _____ per centum per annum said principal and interest to be repaid: Payable on demand with interest as specified in note.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying to the south of Interstate 85 and shown on a composite plat of survey for Threatt-Maxwell Enterprises, Inc. prepared by Piedmont Engineers, Architects & Planners dated May 11, 1970 and subsequently revised September 14, 1970 and May 9, 1973, with individual parcels being more fully described as follows:

A 5.88-acre tract entitled "Lewis Ronald Byrd", beginning at an iron pin on the right-of-way of Interstate 85 at the northern corner of said property and running thence N. 81-44 E. 966.12 feet to an iron pin; thence S. 13-07 W. 420.8 feet to an iron pin; thence N. 80-02 W. 238 feet to an iron pin; thence S. 38-18 E. 177 feet to an iron pin; thence N. 84-48 W. 423.2 feet to an iron pin; thence N. 0-45 E. 250 feet to an iron pin; thence N. 76-17 W. 329.9 feet to an iron pin at the beginning point.

ALSO: That piece consisting of 11.5 acres, acquired by Mortgagor from O. C. Davis, beginning at an iron pin on the southern right-of-way of Interstate 85 at the westernmost corner of property described heretofore and running thence S. 75-47 E. 329.9 feet to an iron pin; thence S. 1-15 W. 250 feet to an iron pin; thence S. 85-20 E. 425.2 feet to an iron pin; thence S. 39-18 E. 319.1 feet to a point; thence S. 32-30 W. 486 feet to a point; thence N. 56-56 W. 777.2 feet to a point; thence N. 39-20 E. 150 feet to a point; thence N. 56-56 W. 150 feet to a point; thence N. 8-07 W. 396 feet to a point; thence N. 81-45 E. 59.3 feet to the point of beginning.

ALSO: That tract consisting of 7.5 acres, more or less, purchased from Selena Harris and beginning at a point near corner of this property and the 11.5-acre tract described heretofore and running thence with the

(CONT'D)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.



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