

State of South Carolina FILED GREENVILLE CO. S. C.

Mortgage of Real Estate

County of MAY 23 12 39 PM '79

DONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE made this 23rd day of May, 19 79

by Hendricks Builders Center, Inc.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 8, Simpsonville, South Carolina 29681

WITNESSETH:

THAT WHEREAS, Hendricks Builders Center, Inc. is indebted to Mortgagee in the maximum principal sum of Two Hundred Twenty-Five Thousand and No/100 Dollars (\$ 225,000.00 ), which indebtedness is evidenced by the Note of Hendricks Builders Center, 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 May 10, 1989, 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 \$ 225,000.00 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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northeasterly side of North Maple Street in the Town of Simpsonville, being shown on plat entitled "Simpsonville Lumber Company", prepared by J. L. Montgomery, III, dated April 22, 1974, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northeasterly edge of North Maple Street and running thence with the edge of said street S. 53-39 E. 187.33 feet to a point; thence continuing with the northeasterly edge of said street S. 51-09 E. 108.52 feet to a point; thence with a new line N. 62-08 E. 328.98 feet to a point on the 50 foot right of way for railroad; thence with said 50 foot right of way for railroad N. 27-51 W. 324.41 feet to a point; thence along property now or formerly of Wright S. 62-00 W. 192.87 feet to an old iron pin; thence S. 29-03 E. 55.6 feet to an old iron pin; thence S. 62-00 W. 261.45 feet to the beginning corner and containing 2.65 acres, more or less.

This being the same property conveyed to the Mortgagor by deed of Poinsett Realty Company dated November 19, 1974 and recorded in the R.M.C. Office for Greenville County in Deed Volume 1010 at Page 565.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, in the City of Simpsonville, containing 2.33 acres as shown on plat entitled "Simpsonville Lumber Company", dated April 22, 1974, prepared by J. L. Montgomery, III, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the northeasterly corner of the intersection of North Maple Street and Jones Avenue and running thence with the northeasterly

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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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