

State of South Carolina

FILED
GREENVILLE, S. C.
AUG 31 1979

1470-202

Mortgage of Real Estate

County of Greenville

DEPT. OF RECORDS & ADMINISTRATION
GREENVILLE, S. C.

THIS MORTGAGE made this 31st day of August 1979

by Burgin Motor Company, Inc.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608

Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Burgin Motor Company, Inc.

is indebted to Mortgagee in the maximum principal sum of Thirty-Three Thousand and no/100-----
----- Dollars (\$ 33,000.00), which indebtedness is

evidenced by the Note of _____ of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is one (1) 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 \$ 33,000.00, 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 the improvements thereon, situate, lying and being on Laurel Street in Greenville County, State of South Carolina, the same being shown as a portion of Lot 67 on a plat of property of J. M. Perry Estate, recorded in the RMC Office for Greenville County in Plat Book "H" at page 184, and being more particularly described as follows:

Beginning at an iron pin located at the joint corner of Laurel and Clayton Streets and the Southwest corner of other property belonging to Akers Motor Lines, Inc., and running thence with Laurel Street N. 55°54' W., 164.8 feet to an iron pin; thence in a Northeasterly direction 120 feet, more or less, to an iron pin at the Northwestern corner of other property of Akers Motor Lines, Inc.; thence along the line of Akers Motor Lines, Inc., property S. 11°50' E., 150 feet to the beginning point.

AND ALSO: All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being North of the Greenville City limits, in Greenville County, State of South Carolina, located on the Western side of New Buncombe Road, and being shown on a plat by R. E. Dalton, dtd. September 30, 1935, and being more particularly described as follows, to-wit:

Beginning at an iron pin at the Northwestern corner of Clayton Street and New Buncombe Road and running thence along Clayton Street S. 58°30' W., 141.2 feet to an iron pin located at the Northwestern corner of Clayton Street, where same joins Laurel Street; thence N. 11°50' W., 150 feet to an iron pin; thence N. 61°30' E., 160 feet to an iron pin on New Buncombe Road; thence along the line of New Buncombe Road S. 3°50' E., 150 feet to the beginning, and being a portion of Lots 63, 64, 65, 66 and 67 as shown on the original plat of property of J. M. Perry, prepared by R. E. Dalton, dtd. May 1923, and recorded in the RMC Office for Greenville County in Plat Book "F" at page 127.

The above described property is the same property conveyed to the mortgagor herein by deed from the Trustees of Summit Properties, a business trust created under the laws of the State of Ohio, recorded August 31, 1977.

Mortgagee's mailing address: P. O. Box 608, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
DEPARTMENT OF RECORDS & ADMINISTRATION
GREENVILLE, S. C.

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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