

State of South Carolina

FILED  
GREENVILLE S.C.

BOOK 1497 REH 135

County of GREENVILLE

3 38 PM '80  
DONALD W. WILKINS

Mortgage of Real Estate

THIS MORTGAGE made this 4th day of March, 19 80.

by Francis Realty, Inc.

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Francis Realty, Inc. guaranteed the note of Jamile J. Francis who is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand and no/100 Dollars (\$ 100,000.00 ), which indebtedness is evidenced by the Note of Jamile J. Francis of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$ 100,000.00 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 piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, at the Southeast corner of the intersection of Laurens Road and S. C. Highway No. 291 By-Pass (also known and designated by the City of Greenville as Pleasantburg Drive South) as shown on a Plat entitled Property of Tremarco Corporation, Greenville, S.C., made by Dalton & Neves, December 1956, to be recorded herewith, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southeast intersection of Laurens Road and S. C. Highway No. 291 By-Pass and running thence with the South side of Laurens Road S. 55-35 E. 125 feet to an iron pin; thence S. 26-00 W. 150 feet to an iron pin; thence N. 55-35 W. 125 feet to an iron pin in the East side of S. C. Highway No. 291 By-Pass; thence with the East side of said Highway N. 26-00 E. 150 feet to an iron pin in the Southeast intersection of said Highway with Laurens Road, the point of beginning.

Less However: That portion of the property conveyed to the South Carolina Highway Department by Right-Of-Way Deed dated January 4, 1961, to-wit:

Commencing at the intersection of the southerly line of US Highway #276 (Laurens Road) and the easterly line of S.C. Highway #291 By-Pass, and running thence S. 55 degrees 35 minutes E. along the southerly line of U.S. Highway #276 (Laurens Road), a distance of 15 feet to a point; thence S. 75 degrees 12 minutes 40 seconds W, a distance of 19.59 feet to a point on the easterly line of S.C. Highway #291 By-Pass; thence N. 26 degrees 00 minutes E. along the easterly line of S.C. Highway #291 By-Pass, a distance of 15 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of McAlister Square Company a South Carolina Limited Partnership dated November 14, 1978 and recorded on November 14, 1978 in Deed Book 1091, Page 875.

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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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