

State of South Carolina

1922 248

Mortgage of Real Estate

County of GREENVILLE GREENVILLE S.C.

FILED

THIS MORTGAGE made this 27th day of October, 1980 by Suinual, Inc.

OCT 27 4 13 PM '80 DONNIE TANNERSLEY R.M.C.

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

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

WITNESSETH:

THAT WHEREAS, Suinual, Inc. is indebted to Mortgagee in the maximum principal sum of Twenty Five Thousand and No/100----- Dollars (\$ 25,000.00), which indebtedness is evidenced by the Note of October 27, 1980 of Suinual, 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 October 26, 1985 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 \$ 25,000.00, 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 tract of land located in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled Property of Melvin R. Launius, dated March 26, 1979, by T. H. Walker, and has according to said plat, the following metes and bounds, to-wit:

Beginning at a point in the center of the intersection of Speedway Drive and Fountain Inn Drive, and running thence along the center of Fountain Inn Drive S. 12-40 W. 670 feet to a point in the center of said drive; thence continuing with said Drive S. 11-42 W. 167 feet to a point in the center of said Drive; thence running along a branch as follows: N. 49-16 W. 81.3 feet to a point; thence running N. 31-19 W. 55.5 feet to a point; thence running N. 5-34 W. 55.5 feet to a point; thence running N. 43-56 W. 91 feet to a point; thence running N. 62-48 W. 175 feet to a point; thence running N. 59-05 W. 81.4 feet to a point; thence running N. 71-36 W. 170.5 feet to a point; thence running N. 61-50 W. 86 feet to a point; thence running N. 69-56 W. 84.5 feet to a point; thence running N. 64-23 W. 60.5 feet to a point; thence running N. 67-26 W. 87.9 feet to a point; thence running N. 62-27 W. 91 feet to a point in the center of Howard Drive; thence running along Howard Drive N. 23-00 W. 200.6 feet to a point in the center of said Howard Drive; thence running N. 18-41 W. 54.3 feet to a point in the center of a gas line right-of-way; thence following the center line of said gas line right-of-way N. 53-34 E. 660.73 feet to a point in the center of Speedway Drive; thence running along the center of Speedway Drive S. 60-08 E. 763.33 feet to the point of beginning. Said tract containing 16.98 acres total, with 1.19 acre Gas Line right-of-way.

This being the property conveyed to the mortgagor herein by deed of Melvin R. Launius dated September 25, 1980, and recorded simultaneously herewith.

Mortgagee agrees to release any of the property described hereinabove upon receipt of \$2,500.00 per each acre or portion thereof to be released with the understanding that any such payments for such release shall be in addition to any payments as scheduled on the note referenced hereinabove.

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).

DOCUMENTARY STAMP

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