

1534 423

State of South Carolina

FILED )  
GREENVILLE CO. S. C.

Mortgage of Real Estate

County of GREENVILLE

MAR 5 4 11 PM '81

THIS MORTGAGE made this 5th day of March 19 81

by BLUE RIDGE DEVELOPMENTS, INC.

(hereinafter referred to as "Mortgagor") and given to COMMUNITY BANK of Greenville, South Carolina

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 6807, Greenville, South Carolina, 29606

WITNESSETH:

THAT WHEREAS, Blue Ridge Developments, Inc. is indebted to Mortgagee in the maximum principal sum of Fifty-Eight Thousand One Hundred Sixty and No/100 Dollars (\$ 58,160.00), which indebtedness is evidenced by the Note of Blue Ridge Developments, 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 on demand 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 \$ 58,160.00 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 tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 3.00 acres, more or less, as shown on plat entitled "Property of Blue Ridge Developments, Inc.", dated February 27, 1981, prepared by Gould & Associates, recorded in the Greenville County RMC Office in Plat Book 21 at Page 211, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap in the center of the right-of-way of Fowler Circle (said nail and bottle cap being 400 feet, more or less, in a Southerly direction from West Butler Road) and running thence S. 76-39 E., 166.7 feet to an old iron pin; thence running S. 84-46 E., 227.4 feet to an old iron pin; thence running S. 89-02 E., 227.1 feet to an old iron pin; thence running S. 45-58 W., 27 feet to a point; thence running S. 0-58 W., 100 feet to a point; thence running N. 89-02 W., 100 feet to a point; thence running S. 27-28 W., 125 feet to a point; thence running S. 52-48 W., 104.2 feet to a point; thence running N. 84-35 W., 92.0 feet to a point; thence running N. 5-25 E., 70 feet to a point; thence running N. 84-35 W., 272.0 feet to a point in the center of the right-of-way of Fowler Circle; thence running along the center of said right-of-way N. 0-25 E., 250.0 feet to a nail and bottle cap in the center of the right-of-way of Fowler Circle, the point and place of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Bille B. Schwiers recorded in the Greenville County RMC Office in Deed Book 1142 at Page 821 on March 6, 1981.

This mortgage is junior in priority to that certain note and mortgage heretofore given and granted to Billie B. Schwiers recorded in the Greenville County RMC Office in REM Book 1521 at Page 419 on March 6, 1981.

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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