

State of South Carolina

County of GREENVILLE

GREENVILLE CO. S. C.  
MAR 27 1 03 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1536 PAGE 347



Mortgage of Real Estate

THIS MORTGAGE made this 27th day of March, 1981.

by Threatt Enterprises, Inc.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, 406 E. North Street,  
Greenville, South Carolina 29602

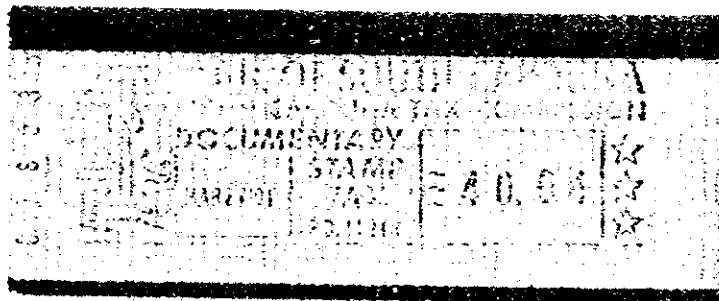
WITNESSETH:

THAT WHEREAS, Threatt Enterprises, Inc.  
is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand Forty and 04/100  
Dollars (\$ 100,040.04), which indebtedness is  
evidenced by the Note of Threatt Enterprises, 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 12/22/81 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 \$ 100,040.40, plus interest thereon, all  
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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 those lots of land situate in the County of Greenville, State of South  
Carolina being shown as Lot # 22, Lot # 32 and Lot # 42 on a plat of Eastgate  
Village Subdivision dated May 15, 1973, prepared by Piedmont Engineers &  
Architects, recorded in Plat Book 4X at page 31 in the R. M. C. Office for  
Greenville County, reference being made to said plat for a more complete  
metes and bounds description.

DERIVATION: This is a portion of the property conveyed to Threatt-  
Maxwell Enterprises, Inc. by Deed of Ruby J. Dillard recorded on  
August 25, 1972, in Deed Book 953 at Page 224 in the RMC Office for  
Greenville County. The Mortgagor herein is the legal successor to  
Threatt-Maxwell Enterprises, Inc.



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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