

State of South Carolina

1537 700

Mortgage of Real Estate

County of GREENVILLE

RECORDED  
APR 12 4 48 PM '81  
SARA B. MARTIN  
R.M.C.

THIS MORTGAGE made this 8th day of April, 1981

by B & W PROPERTIES, a General Partnership

(hereinafter referred to as "Mortgagor") and given to SARA B. MARTIN

(hereinafter referred to as "Mortgagee"), whose address is Route 14, Mauldin, South Carolina 29607

WITNESSETH:

THAT WHEREAS, B & W PROPERTIES, a General Partnership is indebted to Mortgagee in the maximum principal sum of Twenty-Six Thousand Two Hundred Seventy and No/100 Dollars (\$ 26,270.00), which indebtedness is evidenced by the Note of B & W Properties, a General Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is April 8, 1986, 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 \$26,270.00, 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, in the City of Mauldin, containing 3.291 acres, more or less, as shown on plat entitled "Property of B & W Properties", dated March 21, 1981, prepared by T. H. Walker, Jr., Reg. L.S., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the right-of-way of Nursery Road at the joint front corner of the within described tract and other property of the Mortgagor (said railroad spike being 687 feet, more or less, from Parkins Mill Road) and running thence S. 66-17 W., 76.2 feet to a point on Nursery Road; thence running along the right-of-way of Nursery Road S. 75-14 W., 221.8 feet to a nail and cap at the joint front corner of the within described tract and property now or formerly of Sara B. Martin; thence running along the joint line of said tracts N. 8-28 W., 449.12 feet to an iron pin; thence running S. 88-14 E., 439.16 feet to an old iron pin at the joint rear corner of the within described tract and other property of the Mortgagor; thence running along the joint line of said tracts S. 14-27 W., 354.95 feet to a railroad spike in the right-of-way of Nursery Road, at the joint front corner of the within described tract and other property of the Mortgagor, the point and place of BEGINNING.

This is the same property conveyed to the Mortgagor herein by deed of Sara B. Martin recorded in the Greenville County RMC Office in Deed Book 1145 at Page 936 on April 9, 1981.

RECORDED  
APR 12 1981  
SARA B. MARTIN  
R.M.C.

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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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