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BOOK 1553 PAGE 983

The State of South Carolina, DONNE CAMPBELL PERSLEY
R.M.C.
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

A. W. Thomas, III
Whereas, I, the said A.W. Thomas, III, a/k/a Alfred W. Thomas, III, a/k/a Alfred Thomas, III

SEND GREETING:

hereinafter called the mortgagor, for and in consideration of any advances or obligations which may result from the issuance by The South Carolina National Bank of one or more commercial Letters of Credit to, or on behalf of, Neudai, Inc. and to secure, in accordance with §29-3-50, Code of Laws of South Carolina, 1976, as amended, all notes and future advances that may subsequently result from the issuance by the South Carolina National Bank of one or more commercial Letters of Credit to, or on behalf of, Neudai, Inc.; the maximum principal amount of all future indebtedness and all indebtedness outstanding at any one time shall not exceed One Hundred Twenty Thousand and no/100 (\$120,000.00) Dollars, plus interest thereon as provided for in the said Letter of Credit, attorneys fees and court costs.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to I, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said

The South Carolina National Bank, its successors and assigns forever:

ALL that certain piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, at the Northwestern intersection of Woodland Way and Hemlock Drive in a subdivision and being described according to a plat of Roxwood Manor Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 85, and also according to a more recent plat prepared by Piedmont Engineering Service, dated February 17, 1954, and entitled "Property of John W. Arrington, III, Greenville, S.C." The within described property having according to said plats, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Woodland Way at the joint front corner of Lots 5 and 6 of said subdivision (which iron pin is 100 feet from the intersection of Woodland Way and Hemlock Drive) and running thence along the common line of said lots N 29-08 W 250.0 feet to an iron pin; thence N 60-52 E 100 feet to an iron pin on the Western side of Hemlock Drive; thence along the Western side of Hemlock Drive S 29-08 E 250 feet to an iron pin at the Northwestern corner of the intersection of Hemlock Drive and Woodland Way; thence along the Northern side of Woodland Way S 60-52 W 100 feet to an iron pin, the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Carolyn L. Thomas, recorded in Deed Book 1123 at Page 526, dated March 4, 1980 and recorded in the R.M.C. Office for Greenville County, S.C.

SC 1553-1-1 SE30 61 803 4-1-1981

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