

Post Office Box 1329, Greenville, S.C. 29602

State of South Carolina

REC-1557 518

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GPR 10 S.C.

Mortgage of Real Estate



County of GREENVILLE

NOV 11 3 35 PM '81

THIS MORTGAGE made this 10th day of NOVEMBER, 1981

by HERITAGE HOMES, INC.

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, HERITAGE HOMES, INC. is indebted to Mortgagee in the maximum principal sum of One Hundred Fifty Thousand and No/100---- Dollars (\$ 150,000.00), which indebtedness is evidenced by the Note of HERITAGE HOMES, 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 one (1) year 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 \$ 150,000.00 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 certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 82, 83 and 91, of a subdivision known as Addition to Stratton Place, according to a plat thereof prepared by Piedmont Engineers, Architects-Planners dated May 1, 1978, and recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 54, and having such metes and bounds as shown thereon.

ALSO:

ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 1 and 81 of a subdivision known as Stratton Place, according to a plat thereof prepared by Piedmont Engineers, Architects-Planners dated July 10, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Pages 36 and 37, and having such metes and bounds as shown thereon.

ALSO:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of W. Harold, Eugene E. & Frances L. Hammett and Blanche Eugenia & Carroll C. Hudson", prepared by C. O. Riddle, Surveyor, dated January 25, 1973, and containing 45.15 acres, more or less, and having such metes and bounds as shown thereon.

ALSO:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of W. Harold, Eugene E. & Frances L. Hammett and Blanche Eugenia & Carroll C. Hudson", prepared by C. O. Riddle, Surveyor, dated January 25, 1973, and containing 18.90 acres, more or less, and having such metes and bounds as shown thereon.

LESS, HOWEVER, lots heretofore conveyed from the aforesaid tracts.

This is a portion of the identical property conveyed to the Mortgagor herein by deed of Blanche Eugenia Hudson dated April 20, 1978, and recorded in the R.M.C. Office for Greenville County on April 20, 1978, in Deed Book 1077 at Page 467.

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);

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA, GREENVILLE COUNTY, SOUTH CAROLINA, NOV 11 1981, 11:51 AM, TAX

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