

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate

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REC'D  
S. C.  
13 PM '81  
MORTGAGES  
MORTGAGES

THIS MORTGAGE made this 16th day of November, 1981.

by Ernest Blakely, Jr.

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

(hereinafter referred to as "Mortgagee"), whose address is East North Street, Greenville South Carolina

WITNESSETH:

THAT WHEREAS, Ernest Blakely, Jr. is indebted to Mortgagee in the maximum principal sum of Two Hundred Thousand and No/100 Dollars (\$ 200,000.00 ), which indebtedness is evidenced by the Note of Ernest Blakely, Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is December 1, 1991 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 \$ 200,000.00 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 that certain piece, parcel or tract of land located, lying and being in the City of Greenville, State of South Carolina containing 10.0 acres, more or less as shown on surveys thereof recorded in the Greenville County R.M.C. Office in Plat Book 000 at Page 181 and in Plat Book XXX at Page 03 and having, according to said surveys, the following metes and bounds, to-wit

BEGINNING at a point on the southern edge of the right of way of P & N Railroad at the joint corner of the within tract and property now or formerly of the South Carolina Society for the Prevention of Cruelty to Animals and running thence along the southern edge of the P & N Railroad right of way S. 68-55 E., 100 feet to a point; thence S. 66-08 E., 109.2 feet to a point; thence S. 65-42 E., 241.2 feet to an iron pin on the edge of said right of way and in the line of property now or formerly of R. C. McCall, Jr. and running thence S. 25-27 W., 973.3 feet to an iron pin; thence N. 64-33 W., 450 feet to an iron pin; thence N. 25-27 E., 957.9 feet to an iron pin on the southern edge of the right of way of the P & N Railroad, the point and place of beginning.

This is a portion of the property conveyed to the mortgagor by deed of Compressor Corporation of America recorded June 3, 1981 in the Greenville County R.M.C. Office in Deed Book 1149 at Page 244.

Together with all the mortgagor's right, title and interest in and to that certain easement to construct and maintain a sewer line as granted in deed of Roy C. McCall, Jr. et al, recorded December 26, 1967 in the Greenville County R.M.C. Office in Deed Book 835 at Page 277 as said amended and changed by document recorded in the Greenville County R.M.C. Office in Deed Book 890 at Page 330.

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RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
NOV 18 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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