

State of South Carolina

BOOK 1551 PAGE 283



Mortgage of Real Estate

County of Greenville GREENVILLE COUNTY, S.C.

THIS MORTGAGE made this 7th day of January, 1982, by Williams Street Development Corp.

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

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

WITNESSETH:

THAT WHEREAS, Williams Street Development Corp. is indebted to Mortgagee in the maximum principal sum of One Hundred Twenty Thousand and No/100--- Dollars (\$ 120,000.00 ---), which indebtedness is evidenced by the Note of Williams Street Development Corp. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is January 7, 1983, one 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 \$ 120,000.00, 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 lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the Eastern side of Parkins Mill Road, being known and designated as Lot No. 16 on plat of Parkins Knoll, dated May 18, 1973, revised March 14, 1974, prepared by Piedmont Engineers & Architects, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5D, at Page 34, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Parkins Mill Road at the joint front corner of Lots Nos. 16 and 17 and running thence with the line of Lot No. 17, S. 88-03 E. 168.7 feet to an iron pin in the line of Lot No. 15; thence with the line of Lot No. 15, S. 1-31 W. 150.0 feet to an iron pin on the Northern side of Faversham Circle at the joint corner of Lots Nos. 15 and 16; thence with the Northern side of Faversham Circle, the following courses and distances: N. 87-59 W. 145.0 feet to an iron pin; thence N. 42-56 W. 35.32 feet to an iron pin on the Eastern side of Parkins Mill Road; thence with the Eastern side of Parkins Mill Road, N. 2-06 E. 125.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Parkins Knoll, Inc., dated January 7, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1160, at Page 769.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP
JAN 10 1982

400 8 16371801

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);

0.283

4328 RV.2