

State of South Carolina

GREENVILLE S.C.

1582 29



County of GREENVILLE

4 11 PM '82

Mortgage of Real Estate

WATERSLEY

THIS MORTGAGE made this 22nd day of January, 1982,

by Abrams, Bowen & Parham (A Partnership)

(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, S.C.

WITNESSETH:

THAT WHEREAS, Abrams, Bowen & Parham (A Partnership) is indebted to Mortgagee in the maximum principal sum of Twenty-Six Thousand and No/100 Dollars (\$ 26,000.00), which indebtedness is evidenced by the Note of Abrams, Bowen & Parham (A 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 Twenty-Six (26) months 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 \$ 26,000.00 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina with the buildings and improvements thereon, situate, lying and being on the Southern side of East North Street in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Piedmont Engineering Service, dated August 26, 1960, revised April 16, 1962, entitled "Property of Cathryn B. Crouch", the following metes and bounds:

BEGINNING at an iron pin on the Southern side of East North Street at the joint corner of the premises herein described and property now or formerly of Adams, which iron pin is located 107 feet in a Northeasterly directly from the southeastern corner of the intersection of East North Street and Broadus Avenue, and running thence with the line of said Adams property S. 16-15 E. 109.9 feet to an iron pin in the line of property now or formerly of Cothran; thence with the line of said Cothran property N. 76-14 E. 26.34 feet to an iron pin; thence continuing with the line of said Cothran property S. 16-07 E. 60.1 feet to an iron pin on the Northern side of a fifteen foot alley; thence with the Northern side of said alley, N. 76-0 E. 9.34 feet to an iron pin in the line of property now or formerly of Giles; thence with the line of the said Giles property N. 16-07 W. 169.9 feet to an iron pin on the said Giles property N. 16-07 W. thence with the Southern side of East North Street S. 76-0 W. 36 feet to the point of beginning.

THIS being the same property conveyed to Abrams, Bowen, Robertson & Tapp by deed of Sol Abrams, Charles B. Bowen, William F. Robertson and Richard N. Tapp as recorded in Deed Book 1013 at Page 181, in the RMC Office for Greenville County on January 15, 1975; then Abrams, Bowen, Robertson and Tapp conveyed property to Abrams, Bowen, Robertson, Tapp & Parham in Deed Book 1117 at Page 714 on July 28, 1979; then William F. Robertson sold his interest to successor partnership in Deed Book 1117 at Page 721; then Richard N. Tapp conveyed his interest to Abrams, Bowen, & Parham as recorded in Deed Book 1130 at Page 741, in the RMC Office for Greenville County, S.C., on August 1, 1980.

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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