

State of South Carolina

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Mortgage of Real Estate



County of Greenville

PH '82

THIS MORTGAGE made this 1st day of February, 1982,

by Sunbelt Properties, Inc.

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

P. O. Box 1329, Greenville, South Carolina, 29602

(hereinafter referred to as "Mortgagee"), whose address is

WITNESSETH:

THAT WHEREAS, Sunbelt Properties, Inc.

is indebted to Mortgagee in the maximum principal sum of One Million and no/100 ----- Dollars (\$1,000,000.00 -----), which indebtedness is

evidenced by the Note of Sunbelt Properties, 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 (as stated in note) after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

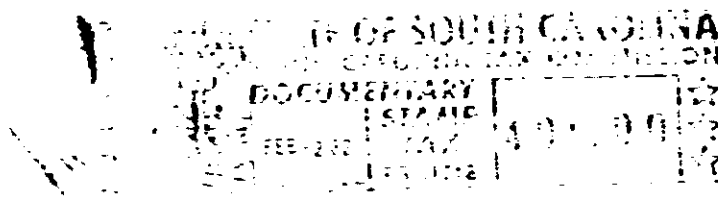
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$1,000,000.00 -----, 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 tract of land containing 3.51 acres, more or less, situate, lying and being on the eastern side of Ridge Road, in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Survey for Sunbelt Properties, Inc.," prepared by Freeland and Associates, dated September 28, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8V at page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Ridge Road at the joint corner of property of mortgagor and property now or formerly of Lettie Kellett and running thence with the line of Kellett S. 20-06 E. 184.22 feet to an iron pin in the line of property now or formerly of J.P. Stevens; thence with the line of J.P. Stevens S. 20-14 E. 262.18 feet to an iron pin in the line of property now or formerly of Judson T. Minyard; thence with the line of Minyard S. 20-14 E. 63.82 feet to an iron pin; thence continuing with the line of Minyard S. 20-14 E. 157.28 feet to an iron pin in the line of property now or formerly of Duke Power Company; thence with the line of Duke Power Company S. 69-36 W. 132.60 feet to an iron pin; thence continuing with the line of Duke S. 22-14 E. 136 feet to an iron pin in the line of other property of the Mortgagor herein; thence S. 69-16 W. 338.06 feet to an iron pin on the eastern side of Ridge Road; thence with the eastern side of Ridge Road the following courses and distances: N. 12-33 E. 679.23 feet to an iron pin; thence N. 6-21 E. 121.73 feet to an iron pin; thence N. 1-04 W. 134.29 feet to the point of BEGINNING.

This being the identical property conveyed to the mortgagor by deed of Lollie T. Hines, recorded in the RMC Office for Greenville County in Deed Book 1156 at page 417.

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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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