

State of South Carolina)
MAR 11 12 25 PM '82
BANKERS TRUST OF S.C.
County of GREENVILLE)

1585 MAR 603
Mortgage of Real Estate

THIS MORTGAGE made this 11th day of March, 1982

by CAROLINA DEVELOPMENT CORPORATION

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF S.C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608
Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, CAROLINA DEVELOPMENT CORPORATION 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 CAROLINA DEVELOPMENT CORPORATION of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is six 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 \$ 200,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys 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, with the buildings and improvements thereon, situate, lying and being on the southeasterly side of South Main Street in the City of Greenville, South Carolina being known and designated as 533-541 South Main Street in the City of Greenville, South Carolina and being further identified as Lot 1.1, Block 1, Sheet 89 of the Greenville County Block Book and having according to plat prepared by Dalton & Neves, dated March 1945, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southeast side of South Main Street at the north edge of a brick wall and the corner of property now or formerly of Citizens and Southern National Bank of South Carolina and running thence with the line of said property now or formerly of Citizens and Southern National Bank of South Carolina S. 54-10 E. 110 feet to an iron pin; thence still with the property now or formerly of Citizens and Southern National Bank of South Carolina S. 2-43 W. 86 feet to a point on a rock; thence along line of property now or formerly of United States Stores, Inc. S. 27-58 W. 39.7 feet to an iron pin at retaining wall; thence still with property now or formerly of United States Stores, Inc. and with the southwest edge of a brick wall N. 54-14 W. 162 feet to an iron pin on the southeast side of South Main Street; thence with the southeast side of South Main Street N. 35-39 E. 112.1 feet to beginning corner.

ALSO ALL that piece, parcel or tract of land and all improvements situate thereon, lying and being in the City of Greenville, South Carolina being shown and described according to a plat prepared by Dalton Neves, dated March 1945 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING in the southeast corner of property heretofore conveyed by United States Stores, Inc. to the City of Greenville, dated March 1977 and running thence along the east line thereof N. 67-10 W. 109 feet to an iron pin in the center of abandoned right-of-way of Seaboard Coastline Railroad and running thence along the center thereof N. 34-22 E. 37 feet to an iron pin; thence further along the center of said right-of-way N. 20-56 E. 50 feet to an iron pin in the center of said right-of-way on the west line of the property first described above; thence along said line S. 54-14 E. 24 feet to an iron pin; thence N. 27-58 E. 39.7 feet to an iron pin on the west boundary of property now for formerly of Citizens and Southern National Bank; thence along said boundary S. 44-32 E. 96.5 feet to an iron pin in Reedy River; thence S. 31-17 W. 84.1 feet, more or less, to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of First Carolina Development Corporation to be recorded herewith. This mortgage is second and junior in lien to that mortgage to Julia E. Traxler, et al in Mortgage Book 1513 Page 571.

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).

BT-002 (3-77)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP

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