

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 6th day of August, 19 82.

by W. RILEY JONES AND DORIS H. JONES

(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. 29602,

WITNESSETH:

THAT WHEREAS, W. RILEY JONES AND DORIS H. JONES is indebted to Mortgagee in the maximum principal sum of SEVENTY THOUSAND AND NO/100 Dollars (\$ 70,000.00), which indebtedness is evidenced by the Note of W. RILEY JONES AND DORIS H. JONES of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$70,000.00, 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 State of South Carolina, County of Greenville, on the southeasterly side of Saluda Dam Road, containing 22.05 acres, more or less, and being known as Arrowhead Mobile Home Park, and having the following metes and bounds, to wit :

BEGINNING at an iron pin on the southern side of New Saluda Dam Road and running thence S. 33-53 W. 100 feet to an iron pin; thence S. 38-3 W. 100 feet to an iron pin; thence S. 42-14 W. 100 feet to an iron pin; thence S. 46-35 W. 100 feet to an iron pin; thence S. 48-47 W. 71.5 feet to an iron pin; thence S. 53-9 W. 100 feet to an iron pin; thence S. 56-48 W. 100 feet to an iron pin; thence S. 60-20 W. 100 feet to an iron pin; thence S. 62-00 W. 659.54 feet to an iron pin; thence S. 12-43 W. 280.68 feet to an iron pin; thence S. 13-50 W. 98.72 feet to an iron pin; thence S. 12-59 W. 100.82 feet to an iron pin on the right of way of railroad spur track; thence N. 34-32 E. 100 feet to an iron pin; thence N. 32-37 E. 100 feet to an iron pin; thence N. 80-44 E. 100 feet to an iron pin; thence N. 78-47 E. 100 feet to an iron pin; thence N. 77-2 E. 100 feet to an iron pin; thence N. 75-7 E. 100 feet to an iron pin; thence N. 73-14 E. 100 feet to an iron pin; thence N. 71-13 E. 100 feet to an iron pin; thence N. 69-33 E. 100 feet to an iron pin; thence N. 68-32 E. 900 feet to an iron pin; thence N. 31-05 W. 889.8 feet to an iron pin on Saluda Dam Road, the point of beginning.

This being the same property conveyed to Mortgagors by deed of even date to be recorded herewith, by deed of William A. Floyd.

RECORDED COPY
SOUTHERN BANK & TRUST CO.
GREENVILLE, S.C.
AUG 10 1982

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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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