

State of South Carolina

NOV 17 3 57 AM '82

Mortgage of Real Estate



County of GREENVILLE

DEAN CAMPBELL
R.M.C.

THIS MORTGAGE made this 15 day of November, 19 82

by George A. Mullinnix, Jr.

(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, George A. Mullinnix, Jr.

is indebted to Mortgagee in the maximum principal sum of TWO HUNDRED FIFTY THOUSAND AND No/100----

Dollars (\$ 250,000.00). Which indebtedness is

evidenced by the Note of George A. Mullinnix, Jr. of even

date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of

which is May 16, 1983 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 \$ 250,000.00 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 Township, Greenville County, State of South Carolina, situate, lying and being on the western side of Pinckney Street Extension, near the City of Greenville, being shown on a plat entitled "Property of Gulf Refining Co." dated March, 1923, made by R.E. Dalton, Engineer, recorded in the RMC Office for Greenville County, S.C. in Plat Book F, page 112, and having according to a more recent plat of the Property of Gulf Oil Corporation made by C.O. Riddle, RLS, dated March 7, 1968, the following metes and bounds, to-wit: BEGINNING at an iron pin on the western side of Pinckney Street at an old C.I.M. at the corner of property formerly owned by F.W. Poe Manufacturing Co., and running thence along the Western side of Pinckney Street, S. 32-20 E. 207.5 feet to an iron pin; thence S. 57-11 W. 172.51 feet to an iron pin; thence N. 45-22 W. 124.8 feet to an iron pin; thence N. 46-52 W., and crossing a spur track of the Southern Railway Company, 88.25 feet to an old C.I.M., thence N. 57-10 E. 222.85 feet to the point of beginning, together with any and all rights of way, easements or other rights which may be owned by the grantor in and to any industrial side tracks which may run through and from the above described property over adjoining properties.

The above property is the same conveyed to George A. Mullinnix, Jr., (one-half interest) by deed of J. Paul Miller dated May 27, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1126 at page 463; same being conveyed to George A. Mullinnix, Jr and J. Paul Miller by deed of Mildred Hunt Bishop, individually and as Executrix of the Estate of Charles H. Bishop, deceased, and recorded in the RMC office for Greenville County, S.C., in Deed Book 892, page 28, and is hereby conveyed subject to the rights of way of the Southern Railroad Company to rail siding, and to utility rights of way and easements in blanket form. Recorded June 12, 1970.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being West of the Town of Greer, on the North side of U.S. Highway 29 (Dual Lane) and on the West side of Buncombe Road, County of Greenville, State of South Carolina and being more particularly described as follows: BEGINNING at an iron pin at intersection of the rights of way of U.S. Highway 29 and Buncombe Road and running thence along the right of way of U.S. Highway 29 S. 67-36 W. 200 feet to an iron pin; thence N. 28-00 W. 100 feet to an iron pin; thence N. 67-36 W. 200 feet to an iron pin on right of way of Buncombe Road; thence along and with the right of way of Buncombe Road S. 38-00 E. 100 feet to the beginning corner.

This being the same property conveyed to George A. Mullinnix, Jr., by deed of Julian C. Bolt et al dated June 25, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1105 at page 529.

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):

DOCUMENTARY
RECORDED

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