

MORTGAGEE'S MAILING ADDRESS: P. O. Box 1329, Greenville, S. C. 29602

State of South Carolina GREENVILLE CO. S. C.

BOOK 1586 PAGE 994
Mortgage of Real Estate

County of GREENVILLE
DONNIE BANKERSLEY
R.M.C.

THIS MORTGAGE made this 24th day of November, 1982,

by Julian Road Developers, a South Carolina 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. 29602

WITNESSETH:

THAT WHEREAS, Julian Road Developers, a South Carolina Partnership is indebted to Mortgagee in the maximum principal sum of One Hundred Seventy Thousand and No/100 Dollars (\$ 170,000.00), which indebtedness is evidenced by the Note of Julian Road Developers, a S. C. 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 August 24, 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 \$ 170,000.00 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 those pieces, parcels or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot Nos. 323 through 347 inclusive, together with Lot No. 358 (making a total of 26 lots) Section 13 of a Subdivision known as Devenger Place according to a plat thereof prepared by Dalton & Neves dated May, 1981 being recorded in the RMC Office for Greenville County in Plat Book 8-P at Page 12 and having, according to said plat, such metes and bounds as appears thereon.

ALSO:

ALL those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot Nos. 304 through 322 inclusive, together with Lot No. 395 (making a total of 20 lots) Section 14 of a Subdivision known as Devenger Place according to a plat thereof prepared by Dalton & Neves being recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 30 and having, according to said plat, such metes and bounds as appears thereon.

ALSO:

ALL those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot Nos. 348 through 357 inclusive, together with Lots 359 through 394, inclusive except for the following lots which are not included (making a total of 32 lots net): 361, 362, 364, 365, 367, 368, 370, 371, 372, 373, 376, 379, 388 and 392 and having according to a plat thereof prepared by Dalton & Neves being recorded in the RMC Office for Greenville County in Plat Book 8-P at Page 26 such metes and bounds as appears thereon.

This being the same property conveyed to the mortgagor herein by deed of College Properties, Inc. of even date and to be recorded herewith.

Mortgagee agrees to release lots from the above mentioned property upon payment of the sum of \$17,300.00 per lot.

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):

SOUTH CAROLINA
DEPARTMENT OF REVENUE
RECORDS SECTION
NOV 24 1982

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