

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE S.C.
JAN 10 3 32 PM '83
JOHN R. M. C. HARRISLEY

Mortgagee Address:
P. O. Box 1329
Greenville, SC 29602

REC: 1591 426

Mortgage of Real Estate



THIS MORTGAGE made this 10th day of January, 1983,

by SUNBELT PROPERTIES, INC.

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, Greenville,
South Carolina 29602

WITNESSETH:

THAT WHEREAS, SUNBELT PROPERTIES, INC.
is indebted to Mortgagee in the maximum principal sum of One Million Seven Hundred Fifty Thousand and
No/100-----Dollars (\$ 1,750,000.00), 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 December 1, 1989 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 \$ 1,750,000.00 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 tract of land situate, lying and being in the State
of South Carolina, County of Greenville, containing 6.5 acres, located at the inter-
section of East North St. Extension and Kimbrell Road and being shown and designated
as "Property of Sunbelt Properties, Inc." on plat prepared by Freeland & Associates,
dated January 6, 1983 and recorded in the RMC Office for Greenville County in Plat
Book 9-H, Page 78, and having, according to said plat, the following metes and
bounds, to wit:

BEGINNING at an iron pin located on the western side of Kimbrell Road at its intersection
with East North St. Extension, the chord of which is S 25-37 W 19.8 feet and running
thence along the northern side of East North St. Extension as follows: S 74-22 W 181.20
feet to an iron pin; thence S 65-18 W 218.40 feet to an iron pin; thence S 65-31 W 192.6
feet to an iron pin; thence leaving the northern side of East North St. Extension and
running along Property of Sunbelt Prop. Inc., N 75-48 W 39.0 feet to an iron pin; thence
still along Property of Sunbelt Prop. Inc. in a curved line as follows: N 37-08 W 52.32
feet to an iron pin; thence N 24-35 W 79.50 feet to an iron pin; thence N 14-29 W 46.74
feet to an iron pin; thence N 7-00 W 46.74 feet; thence N 0-35 E 48.22 feet to an iron
pin; thence N 8-11 E 46.74 feet; thence N 15-39 E 46.74 feet to an iron pin; thence
N 23-07 E 46.74 feet to an iron pin; thence N 30-35 E 46.74 feet to an iron pin; thence
N 38-04 E 46.74 feet to an iron pin; thence N 47-54 E 76.33 feet to an iron pin; thence
N 57-45 E 46.74 feet to an iron pin; thence N 64-47 E 41.31 feet to an iron pin; thence
N 68-05 E 263.05 feet to an iron pin; thence S 66-57 E 35.38 feet to an iron pin on the
western side of Kimbrell Road; thence turning and running along the western side of said
Kimbrell Road as follows: S 21-59 E 70.0 feet to an iron pin; thence S 23-08 E 380.70
feet to an iron pin at the intersection of East North St. Extension, the point and place
of beginning.

Being a portion of the property conveyed to the mortgagor herein by deed of Rose M.
Cunningham and Edward T. Cunningham, recorded 10-31-79 in Deed Book 1114, Page 666.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JAN 10 1983
TAX
700.00

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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