

State of South Carolina

FILED  
GREENVILLE CO., S.C.

Mortgage of Real Estate  
1596 280

County of GREENVILLE

MAR 1 4 37 PM '83

DONNIE S. TANKERSLEY

THIS MORTGAGE is dated February 23, 1983

THE "MORTGAGOR" referred to in this Mortgage is L. S. Spinks, A/K/A L. Stewart Spinks and JOHN P. ACKER

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from L. Stewart Spinks to Mortgagee in the amount of \$200,000.00 dated February 23, 1983. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is April 1, 1988. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$200,000.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

PARCEL NO. 1: All that piece, parcel or lot of land, containing 0.45 acre, more or less, situate, lying and being at the intersection of White Horse Road and Abraham Drive, in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Survey for Spinx Oil Co.", prepared by Freeland & Associates, dated January 18, 1983, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of White Horse Road, at the joint corner of property herein described and property now or formerly of John P. Acker, and running thence with the line of Acker, the following courses and distances: S. 37-23 W. 115.44 feet to an iron pin, N. 52-28 W. 159.54 feet to an iron pin, and N. 82-33 W. 28.83 feet to an iron pin on the eastern side of Abraham Drive; thence with the eastern side of Abraham Drive N. 45-50 E. 105.42 feet to an iron pin at the intersection of Abraham Drive and White Horse Road; thence with the curve of said intersection, the chord of which is N. 86-59 E. 37.63 feet to an iron pin on the southern side of White Horse Road; running thence with the southern side of White Horse Road S. 52-55 E. 140.38 feet to the point of beginning.

PARCEL NO. 2: All that piece, parcel or lot of land situate, lying and being at the intersection of West Faris Road and Simpson Street, in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Property of L. S. Spinks", prepared by Carolina Surveying Co., dated February 23, 1983, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of West Faris Road at its intersection with Simpson Street and running thence with the northern side of West Faris Road, the following courses and distances: N. 87-39 W. 93 feet to an iron pin, thence N. 82-21 W. 54-05 feet to an x in concrete, thence N. 85-40 W. 35.7 feet to an x in concrete, thence N. 89-07 W. 46.5 feet to an x in concrete in the line of property of Spinx Oil Co., Inc.; thence with the line of Spinx Oil Co., Inc. N. 8-07 W. 61.06 feet to an x in concrete; thence N. 19-40 W. 64 feet to an x in concrete on the southern side of Piedmont Highway; thence with the southern side of Piedmont Highway N. 70-42 E. 46.8 feet to an iron pin at the intersection of Piedmont Highway and Simpson Street; thence with the southern side of Simpson Street S. 54-53 E. 263 feet to the point of beginning.

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ADDITIONAL PROVISIONS

DOCUMENTARY STAMP  
30.00

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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