

State of South Carolina

FILED
GREENVILLE CO. S.C.

BOOK 1598 PAGE 475



County of Greenville

MAR 18 4 53 PM '83
DONNIE S. TANKERSLEY
R.M.C.

Mortgage of Real Estate

THIS MORTGAGE made this 18 day of March, 1983

by Henry J. Brown, 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, SC 29602

WITNESSETH:

THAT WHEREAS, Henry J. Brown, Jr.

is indebted to Mortgagee in the maximum principal sum of Thirty Thousand and No/100-----

Dollars (\$). Which indebtedness is

evidenced by the Note of Refrigco, Inc. of even

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

which is September 14, 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 \$ 30,000.00 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:

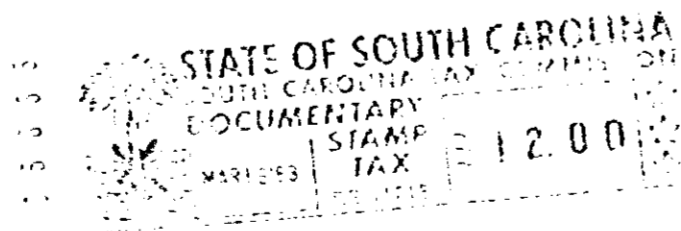
ALL that piece, parcel or lot of land together with buildings and improvements, containing 2.07 acres, more or less, lying on the Northwestern side of Avice Dale Drive in Greenville County, South Carolina, being shown as a portion of Lot No. 3 on a Map of Avice Dale Subdivision, recorded in the RMC Office for said County and State in Plat Book B, page 53, and having according to a more recent survey thereof made by R.K. Campbell, Surveyors, dated August 13, 1965, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Avice Dale Drive at the joint front corners of Lots Nos. 2 and 3, and running thence with the Northwestern side of said Drive, S. 22-30 W. 163.4 feet to an iron pin; thence S. 25-15 W. 40 feet to an iron pin; thence a new line through Lot No. 3, N. 61-48 W. 196 feet to an iron pin; thence N. 55-03 W. 313 feet to an iron pin in the rear line of Lot No. 3; thence N. 28-30 E. 149.1 feet to an iron pin at the corner of Lot No. 2; thence with the line of Lot No. 2, S. 63-45 E. 488.5 feet to an iron pin, the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of R. C. Smith and Sue D. Smith dated August 30, 1969 and recorded in the RMC Office for Greenville County in Deed Book 875 at page 34.

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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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