

State of South Carolina)

BOOK 1339 PAGE 327

FILED
GREENVILLE CO. S.C.
County of GREENVILLE)
MAR 28 4 16 PM '83

Mortgage of Real Estate

THIS MORTGAGE is dated DONNIE S. TANNERSLEY March 28, 19 83
R.M.C.

THE "MORTGAGOR" referred to in this Mortgage is Jack E. Mullinax and Sara R. Mullinax

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____
P. O. Box 608, Greenville, SC

THE "NOTE" is a note from Jack E. Mullinax and Sara R. Mullinax
to Mortgagee in the amount of \$140,000.00, dated March 28, 19 83. 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 May 1, 19 89. 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 \$140,000.00, 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:

ALL that certain piece, parcel or lot of land situate, lying and being on
the western side of Creighton Street, County of Greenville, State of South
Carolina, being shown and designated as Lot No. 4 on plat entitled "Colonial
Hills, Section No. 2", prepared by Piedmont Engineers & Architects, dated
June 17, 1964, and recorded in the RMC Office for Greenville County, S. C.
in Plat Book RR, at Page 185, and having, according to said plat, the follow-
ing metes and bounds:

BEGINNING at an iron pin on the western side of Creighton Street at the
joint corner of Lot Nos. 3 and 4 and running thence with line of property
of Lot No. 3, N. 80-15 W. 150 feet to an iron pin; thence S. 9-45 W. 100
feet to an iron pin; thence S. 80-15 E. 150 feet to an iron pin on the
western side of Creighton Street; thence with the western side of Creighton
Street, N. 9-45 E. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of
Western Beverage Company, Inc., dated March 28, 1983 and recorded in the
RMC Office for Greenville County, S. C. in Deed Book 1185, at Page 96,
on March 28, 1983.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and
being on the northeastern side of Crafton Street, County of Greenville,
State of South Carolina, being shown and designated as Lot No. 29 on plat
entitled "Avondale Forest, Section No. 2", prepared by Piedmont Engineers &
Architects, dated August 18, 1964, and recorded in the RMC Office for Green-
ville County, S. C. in Plat Book BBB, at Page 37, and having, according to
said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Crafton Street at the
joint front corner of Lot Nos. 28 and 29 and running thence along the com-
mon line of said Lots, N. 48-44 E. 150 feet to an iron pin in the rear line
of Lot No. 26; thence with line of property of Lot No. 26 and continuing
with line of property of Lot No. 25, S. 41-16 E. 100 feet to an iron pin
at the joint rear corner of Lot Nos. 29 and 30; thence running along the
common line of said Lots, S. 48-44 W. 150 feet to an iron pin on the north-
eastern side of Crafton Street; thence with the northeastern side of
Crafton Street, N. 41-16 W. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of
James C. Culberson and Anita Lee Culberson, dated March 28, 1983 and recorded
in the RMC Office for Greenville County, S. C. in Deed Book 1185, at Page
95, on March 28, 1983.

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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