

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S.C.
MAR 31 4 17 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1600 PAGE 17

Mortgage of Real Estate



THIS MORTGAGE made this 30TH day of March, 1983

by Cely Construction and Supply Company, Inc. n/k/a CELY CONSTRUCTION COMPANY, INC.

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 329, Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, Cely Construction and Supply Company, Inc. ** is indebted to Mortgagee in the maximum principal sum of Seventy-five thousand and no/100ths Dollars (\$ 75,000.00), Which indebtedness is evidenced by the Note of Cely Construction and Supply Company, Inc. ** of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is March 29, 1987 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 \$ 75,000.00 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:

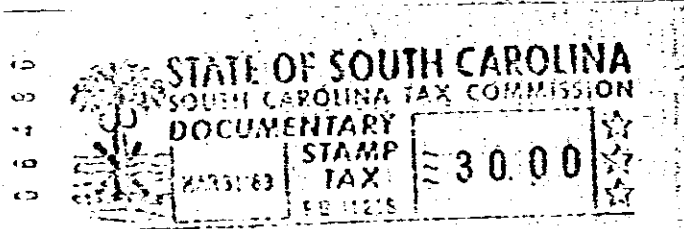
ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, just outside the corporate limits of the City of Greenville, on the northern side of the C & G Railroad, and being described more particularly, according to plat of property of C. Zaglin, prepared by W.M. Rast, dated July 1928, recorded in Plat Book H at page 126, to wit:

BEGINNING at an iron pin on the right-of-way of said railroad at a dirt road crossing, and running thence along said right-of-way S 34-35 W, 275 feet to an iron pin; thence N 55-35 W, 373 feet to an iron pin; thence N 34-25 E, 437.3 feet to an iron pin on a dirt road; thence with said Road S 42-35 E, 308.5 feet to a point in said Road; thence with said Road S 83-06 W, 123.7 feet to an iron pin at the point of beginning, containing 3.29 acres more or less.

LESS HOWEVER: That portion of said property condemned by the South Carolina Highway Department for the widening of Washington Road and that certain parcel containing .199 acres conveyed to BMA Realty, Inc. by deed recorded June 30, 1980 in Deed Book 1128 at Page 373.

DERIVATION: Deed of Sol M. Zaglin recorded February 14, 1948 in Deed Book 336 at page 287. See also Deed Book 676 at Page 198 for change of name.

** n/k/a CELY CONSTRUCTION COMPANY, INC.



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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