

State of South Carolina

FILED
GREENVILLE CO. S. C.

BOOK 1800 PAGE 137

County of GREENVILLE

APR 1 10 37 AM '83
DONNIE E. TAMMERSLEY
R.M.C.

Mortgage of Real Estate



THIS MORTGAGE made this 31st day of March, 19 83,

by Winston Woodward

(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, Winston Woodward
is indebted to Mortgagee in the maximum principal sum of Seventy Five Thousand and No/100
Dollars (\$ 75,000.00), which indebtedness is
evidenced by the Note of Winston Woodward of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of _____
which is _____ 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 lot of land situate on the southern side of Interstate Highway No. 85 frontage road in the County of Greenville, State of South Carolina, being shown as a tract containing 2.05 acres on a Plat of the Property of Winston Woodward dated October 12, 1978, prepared by Freeland & Associates, recorded in Plat Book 6-U at page 99 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of a frontage road at the corner of a proposed 60-foot road, said iron pin being 2500 feet more or less from Brushy Creek and running thence with said proposed road the following courses and distances: S. 00-19 W. 162.8 feet, S. 26-11 W. 52.33 feet, S. 45-30 W. 100 feet, and S. 38-30 W. 37.02 feet to an iron pin; thence S. 37-40 W. 265.73 feet to an iron pin; thence N. 26-47 W. 217.9 feet to an iron pin; thence N. 28-10 E. 150.40 feet to an iron pin; thence N. 82-15 E. 137.66 feet to an iron pin; thence N. 11-38 E. 151.45 feet to an iron pin on the aforementioned frontage road; thence with said road N. 79-54 E. 143.22 feet to the point of beginning. (see next page for derivation)

ALSO: All that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, being known as a portion of Tract 3 of the Breazeale Estate according to a plat thereof prepared by Piedmont Engineers and Architects, dated June 14, 1971, revised June 23, 1971, revised September 14, 1971, and revised September 23, 1971, said tract containing 89.98 acres and having such metes and bounds as set forth thereon, and being more particularly described as a portion of that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being shown and designated on that certain plat entitled "Property of T. Walter Brashier" prepared by W. R. Williams, Jr., dated May, 1980, and recorded in the R.M.C. Office for Greenville County in Plat Book 8 I at page 1, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the intersection of Hicks Drive and Clearview Drive and running along Hicks Drive N. 11-56 W. 406.8 feet to a point on the boundary line of Clearview Heights; thence running with a new line N. 60-19 E. 675 feet to a point; thence running with a new line S. 11-56 E. 406.8 feet to a point on the northern boundary line of Augusta Acres, S. 60-19 W. 675 feet to an iron pin, the point of beginning. (see next page for der.)

LESS, HOWEVER, a portion of said lot measuring 140 feet by 622-6/7 feet, heretofore conveyed by the mortgagor herein to George Raspberry by deed dated December 2, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1143 at page 71.

(CONTINUED ON FOLLOWING PAGE)
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);

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 1983 TAX
30.00

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