

State of South Carolina

FILED )  
GREENVILLE CO S.C.

Mortgage of Real Estate



County of GREENVILLE

APR 1 11 30 AM '83

THIS MORTGAGE made this 31 day of MARCH, 19 83,  
by BONNIE S. TANKERSLEY

by College Properties, Inc.

(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,  
South Carolina 29602

WITNESSETH:

THAT WHEREAS, College Properties, Inc.  
is indebted to Mortgagee in the maximum principal sum of Two Hundred Twenty-Five Thousand and  
No/100 Dollars (\$ 225,000.00), which indebtedness is  
evidenced by the Note of College Properties, Inc. of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of said Note  
which is April 15, 1983 ~~is to be determined by 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 \$ 325,000.00 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 those certain pieces, parcels or lots of land situate, lying  
and being in the State of South Carolina, County of Greenville, within the  
corporate limits of the City of Greenville being known and designated as  
Lots "A", "E", "F" and "H" according to a plat entitled "Park Row, a  
Planned Unit Development" as prepared for College Properties, Inc. by  
Arbor Engineering, Inc. dated July 29, 1982, being recorded in the RMC  
Office for Greenville County in Plat Book 8-P at Page 96 and having  
such metes and bounds as appears thereon.

This property is a portion of that property conveyed to the  
Mortgagor herein by Greenville Educators Federal Credit Union dated  
November 11, 1981 and recorded in the RMC Office for Greenville County  
on November 16, 1981, in Deed Book 1158 at Page 382.

Mortgagee agrees to release each lot identified above for payment  
of a release price equal to the price for which Mortgagor sells each  
lot, less the normal closing costs actually incurred by Mortgagor for  
each sale.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
APR 1 '83  
130.00  
RE 11213

26 APR 1 1983

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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);

