

Mortgagee's Mailing Address: P. O. Box 1329, Greenville, S.C. 29602 **1805 MAR 473**

State of South Carolina

FILED
GREENVILLE S.C.

MAY 5 3 59 PM '83

Mortgage of Real Estate



County of Greenville

DONNIE S. T. HALEY
R.M.C.

THIS MORTGAGE made this 15th day of April, 19 83.

by College Properties, Inc.

(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, College Properties, Inc.
is indebted to Mortgagee in the maximum principal sum of Two Hundred Five Thousand and no/100-----
Dollars (\$ 205,000.00), 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 one year after the date hereof) the terms of said Note and any agreement modifying it
are incorporated herein by reference.

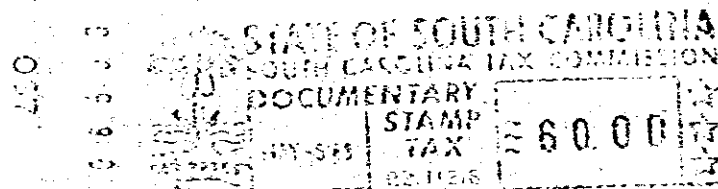
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 205,000.00, 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.

The within mortgage partially secures a total indebtedness of \$205,000.00. In addition to the above-described property the Mortgagor is mortgaging to the Mortgagee approximately 29.4 acres on Highway No. 1 in the Town of Arcadia Lakes, County of Richland, State of South Carolina, as additional security for said indebtedness. For documentary stamp purposes Mortgagor and Mortgagee agree that a value of \$150,000.00 has been assigned to the above-described Greenville County property and a value of \$55,000.00 has been assigned to the Richland County property.



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);