

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

FILED
GREENVILLE S.C.

MAY 9 11 41 AM '83

THIS MORTGAGE made this 5th day of May, 1983.

by Miller Oil Company

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street,

Greenville, South Carolina 29601

WITNESSETH:

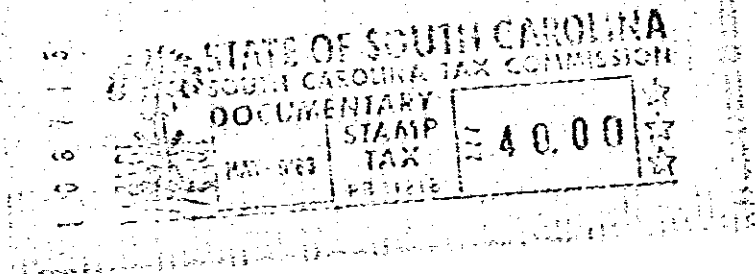
THAT WHEREAS, Miller Oil Company
is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand and No/100ths
Dollars (\$ 100,000.00), Which indebtedness is
evidenced by the Note of Miller Oil Company of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of
which is on demand 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 \$ 100,000.00 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 on the western side of North Franklin Road, in the County of Greenville, Greenville Township, State of South Carolina, and having according to a survey entitled Property of Miller Oil Company, Inc., made by Jones Engineering Service, January 9, 1976, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of North Franklin Road at the joint front corner of instant property and property of Morgan and running thence along the western side of North Franklin Road S. 33-25 E., 125 feet, more or less, to an iron pin; thence along the right of way of S. C. Highway 253 S. 50-00 W., 265 feet, more or less, to an iron pin; thence S. 82-20 W., 154.6 feet, more or less, to an iron pin; thence along line of property now or formerly of Harmon N. 39-30 W., 81.1 feet, more or less, to an iron pin; thence along line of Sans Souci Devel. and Morgan N. 54-49 E., 460.8 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed from Junius K. Campbell dated January 16, 1976 and recorded in the RMC Office for Greenville County on January 22, 1976, in Deed Book 1030 at page 499.



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);