

State of South Carolina

FILED  
GREENVILLE  
MAY 20 4 08 PM '83

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 20th day of May, 1983

by College Properties, Inc. d/b/a 1200 Pelham

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

(hereinafter referred to as "Mortgagee"), whose address is 306 E. North Street, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, College Properties, Inc. d/b/a 1200 Pelham is indebted to Mortgagee in the maximum principal sum of Six Hundred Thousand and No/100 Dollars (\$600,000.00), Which indebtedness is evidenced by the Note of College Properties, Inc. d/b/a 1200 Pelham of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of May 1, 1985 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 \$600,000.00, 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 piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, lying south of Pelham Road containing 14.89 acres as shown on plat of 1200 Pelham prepared by Arbor Engineering, Inc. dated May 9, 1983 being recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 77, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Pelham Road at the northwestern corner of the subject property and running thence with the center of Pelham Road N. 81-45 E. 738.73 feet to a point in the center of Pelham Road; thence S. 5-56 E. 1,160.65 feet to a point; thence continuing S. 5-56 E. to the center of a creek; thence with the center of a creek as the property line following the meanders thereof in a westerly direction, the traverse lines of which are as follows: N. 58-47 W. 269.42 feet, N. 46-38 W. 116.78 feet, N. 50-10 W. 104.10 feet, N. 50-10 W. 19.33 feet, S. 74-54 W. 61.45 feet, S. 88-35 W. 102.23 feet, S. 82-53 W. 68.05 feet, S. 20-36 W. 147.52 feet; thence leaving the center of said creek and running N. 9-55 W. approximately 883.87 feet to an iron pin; thence N. 10-11 W. 44.61 feet to a point in the center of Pelham Road, the point of Beginning.

LESS, HOWEVER, the common area located in Phase I, Section I which has heretofore been conveyed by College Properties, Inc. to 1200 Pelham Homeowners Association, Inc. by deed recorded in the RMC Office for Greenville County in Deed Book 1188 at Page 408 and Lot No. 21 heretofore conveyed by College Properties, Inc. to Charlotte F. Sharp by deed recorded in said office in Deed Book 1188 at Page 513.

This mortgage is subject to Declaration of Covenants, Conditions and Restrictions for 1200 Pelham being recorded in the RMC Office in Deed Book 1188 at Page 371.

This being a portion of the same property conveyed to College Properties, Inc. by deed of B & A Property Company, a General Partnership recorded on August 12, 1982 in the RMC Office for Greenville County in Deed Book 1172 at Page 50.

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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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
MAY 20 1983  
STAMP TAX 240.00

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