

State of South Carolina

GREENVILLE Mortgage of Real Estate



County of GREENVILLE

JUL 11 1983

THIS MORTGAGE made this 11th day of July, 1983

by MCM Corporation, 2009 Poinsett Highway, Greenville, S. C.

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, 306 East North Street, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, MCM Corporation is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and No/100 Dollars (\$ 15,000.00), Which indebtedness is evidenced by the Note of MCM Corporation of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 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 \$ 15,000.00, 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown as Lot No. 8 on plat of said property, recorded in the REC Office for Greenville County in Plat Book K, at page 144, said property being at the corner of Dukeland Drive and New Buncombe Road and having such courses and distances as will appear by reference to said plat.

This is the same property conveyed to the mortgagor by deed of MCM Company, a limited partnership, recorded in Deed Book 1153 at 615, RMC Office for Greenville County, South Carolina, on August 17, 1981. Also, being the same property conveyed unto the mortgagor by corrective deed of Gordon E. Mann recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1179, page 493, on December 23, 1982.

RECORDED IN DEED BOOK 1815 PAGE 406

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).

4328 (RV.2)