

GREENVILLE  
SEP 22 2 1983

BOOK 1627 PAGE 48

State of South Carolina

BOOK 1627 PAGE 48

Mortgage of Real Estate



County of GREENVILLE )

THIS MORTGAGE made this 20th day of September, 1983

by DELTA QRF PROPERTIES

(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, Delta QRF Properties is indebted to Mortgagee in the maximum principal sum of Sixty Thousand and No/100 Dollars (\$60,000.00), which indebtedness is evidenced by the Note of Delta QRF Properties of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 9/20/85 which is two (2) years 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 \$ 60,000.00 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, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lots Nos. 17 and 18 on plat of property of American Bank and Trust Company, dated February, 1922, and recorded in the RMC Office for Greenville County, S. C. in Plat Book F, at Page 44, said plat having been revised in January, 1924, and recorded in the RMC Office for Greenville County, S. C. in Plat Book J, at Page 107, said lots having a combined frontage on the northern side of Jamison Street of 110 feet and running back in parallel lines to a depth of 200 feet and being 110 feet across the rear, reference to said plats being hereby craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagor herein by deed of Max D. Thompson and Vernon Cooper dated September 20, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1196, at Page 917, on September 22, 1983.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S. C. ON SEP 22 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);

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