

State of South Carolina

County of GREENVILLE

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GREENVILLE
SEP 28 2 13 PM '83

Mortgage of Real Estate



BOOK 1027 PAGE 419

THIS MORTGAGE made this 26th day of SEPTEMBER, 1983,

by KELLETT PARK, INC.

(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, S.C. 29602

WITNESSETH:

THAT WHEREAS, KELLETT PARK, INC.

is indebted to Mortgagee in the maximum principal sum of SEVEN HUNDRED FIFTY THOUSAND AND NO/100 Dollars (\$ 750,000.00), Which indebtedness is evidenced by the Note of KELLETT PARK, INC. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is July 30, 1984 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 \$ 750,000.00, 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 tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 20.12 acres, more or less, as shown on survey thereof entitled "Survey for Kellett Park, Inc. and South Carolina National Bank", dated April 29, 1983, prepared by C. O. Riddle, R.L.S., recorded in the Greenville County RMC Office in Plat Book 9-G, at Page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern side of the right-of-way of East Parkins Mill Road, at the joint corner of the within tract and a tract belonging now or formerly to Rhodes Realty II, Inc., said old iron pin being approximately 779.6-feet, more or less, from the intersection of East Parkins Mill Road and the right-of-way of Laurens Road and running thence, N. 20-43-05 W. 1,070.29 feet to a new iron pin in the line of property now or formerly of M. P. Niven; thence S. 65-42 W. 0.73 feet to a new iron pin; thence S. 24-18 W. 24.10-feet to a new iron pin; thence N. 65-42 E. 2.24 feet to a new iron pin in the line of property now or formerly of M. P. Niven; thence N. 20-43-5 W. 66.72 feet to an old iron pin; thence N. 20-58-02 W. 184.87 feet to an old iron pin in the line of property now or formerly of Triangle Construction Company; thence S. 69-17-45 W. 320.52 feet to a new iron pin; thence N. 21-27-15 W. 315.09 feet to a new iron pin in the line of property forming a part of Laurel Heights Subdivision; thence S. 43-58-41 W. 265.86 feet to a new iron pin; thence S. 41-58-51 W. 427.04 feet to an old iron pin in the line of property forming a part of Colonial Estates Subdivision; thence N. 69-43-17 E. 347.49 feet to an old iron pin; thence S. 19-35-59 E. 1,037.54 feet to an old iron pin in the line now or formerly of Linda F. Reid; thence N. 69-43-51 E. 149.92 feet to an old iron pin; thence S. 19-39-40 E. 307.43 feet to an old iron pin on the northern edge of the right-of-way of East Parkins Mill Road; thence along said right-of-way N. 70-27-38 E. 159.06 feet to a new iron pin and N. 69-13-10 E. 315.02 feet to an old iron pin at the joint corner of the within tract and property now or formerly of Rhodes Realty, II, Inc., the point and place of beginning.

LESS, HOWEVER, AND EXCEPT Lots Nos. 4, 5, 6, 7, 8 and 9 on plat of KELLETT PARK, SECTION ONE as recorded in the R.M.C. Office for Greenville County in Plat Book 9-F, at Page 89, reference which plat is hereby craved.

This is a portion of the property conveyed to Kellett Park, Inc. by deed of Gilreath/Small Development Company dated May 20, 1983, and recorded in the Greenville County RMC Office on May 20, 1983, in Deed Book 1188, at Page 621.

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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