

State of South Carolina

County of GREENVILLE

GREENVILLE  
FILED  
OCT 3 4 59 PM '83

1528 833

Mortgage of Real Estate



THIS MORTGAGE made this 3rd day of October, 19 83,  
CST Company, a Limited Partnership organized and existing under the Uniform Limited  
by Partnership Act of South Carolina, with Britt-Clary Company, Inc., a South Carolina  
Corporation, as its General Partner.  
(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, S. C.  
29602

WITNESSETH:

THAT WHEREAS, CST Company, a Limited Partnership  
is indebted to Mortgagee in the maximum principal sum of One Hundred Forty Thousand Five Hundred & No/100  
Dollars (\$ 140,500.00 ), Which indebtedness is  
evidenced by the Note of CST Company, a Limited Partnership of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 8/5/85  
which is twenty two months 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 \$ 140,500.00 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, situate, lying and being at  
Mauldin, County of Greenville, State of South Carolina, on the northeasterly  
line of Old Mill Road, and being designated as Lot No. 3, as recorded in the  
RMC office for Greenville County, S. C., in Plat Book TTT, Page 179 and  
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the northeasterly line of Old Mill Road at a point 770 feet  
northwesterly measured along the northeasterly side of said Road from its  
intersection with the westerly line of Devenger Road and running thence  
N. 59-36 W. along said line of Old Mill Road 625.1 feet; thence N. 31-22 E.  
257.5 feet to the southwesterly boundary line of the Seaboard Coastline  
Railroad Company 100 foot lead track right of way; thence S. 59-29 E. along  
said boundary line 618.9 feet; thence S. 30-00 W. 255.7 feet to the point of  
beginning, containing 3.65 acres, more or less.

This is the identical property conveyed to the mortgagor herein by Britt-  
Clary Company, Inc. by deed recorded in the RMC Office for Greenville County,  
S. C., in Deed Book 976, at Page 410 on June 8, 1973.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S. C. ON OCT 3 4 59 PM '83

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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