

State of South Carolina

FILED
GREENVILLE

Mortgage of Real Estate



County of Greenville

OCT 11 4 09 PM '83

THIS MORTGAGE made this 7th day of October, 1983, by Alano Club of the Piedmont Area, Inc., a corporation

(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, Alano Club of the Piedmont Area, Inc.

is indebted to Mortgagee in the maximum principal sum of Thirty Thousand and no/100 Dollars (\$30,000.00), Which indebtedness is evidenced by the Note of Alano Club of the Piedmont Area, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of which is October 5, 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 \$30,000.00 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 situate, lying and being in the City of Greenville, County and State aforesaid being known and designated as Lots 19 and 20 on plat of W. A. Sanders recorded in Plat Book S, page 149 and having according to the plat prepared by Dalton & Neves Co., Engineers, dated March, 1974, above referred to, the following metes and bounds: Beginning at an iron pin on the North-western side of Catalina Dr. (formerly Arlington Road) at the joint corner of Lots Nos. 18 and 19 and running thence with the line of Lot No. 18 N. 17-30 W. 160 feet to an iron pin; thence with the rear lines of Lots Nos. 53 and 52 S. 72-30 W. 200 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 21; thence with the line of Lot No. 21 S. 17-30 E. 160 feet to an iron pin on the Northwestern side of Catalina Drive; thence with the Northwestern side of Catalina Drive N: 72-30 E. 200 feet to the point of beginning.

Also: All that piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the Western 50 feet of Lot No. 26, "Block E. as shown on a plat entitled "Paris Heights" prepared by Piedmont Engineering Service, dated November 1950, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Y at Page 65, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the Northwestern side of Catalina Drive at the joint front corner of Lot No. 26 and a lot marked "S(old)" and running thence with the line of the lot marked "S" N. 17-30 W. 160 feet to an iron pin; thence N. 72-30 E. 50 feet to an iron pin in the rear line of Lot No. 26; thence a new line through Lot No. 26 S 17-30 E. 160 feet to a point in the front line of Lot No. 26 on the Northwestern side of Catalina Drive thence with the Northwestern side of Catalina Drive S. 72-30 W. 50 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of W. W. of Greenville, Inc., dated 7/1/77 and recorded 8/3/77 in the R.M.C. office for Greenville Co., S. C. in Deed Book 1061, page 788.

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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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