

State of South Carolina

BOOK 1631 PAGE 612

FILED)
GREENVILLE

Mortgage of Real Estate



County of GREENVILLE

OCT 20 2 56 PM '83

THIS MORTGAGE made this 20th day of October, 1983

by Charlotte D. Ayers

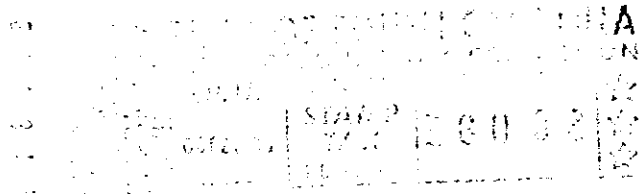
(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, South Carolina, 29602

WITNESSETH:

THAT WHEREAS, Charlotte D. Ayers is indebted to Mortgagee in the maximum principal sum of One Hundred Fifty Thousand Seven Hundred Eighty-five and No/100 Dollars (\$ 150,785.00), Which indebtedness is evidenced by the Note of Ayers Leather Shop, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of Oct. 15, 1984 which is approximately 12 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 \$ 150,785.00, 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 piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the west side of Paris View Drive (formerly known as West Fairview Avenue), in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 21 on plat of Druid Hills, made by Dalton & Neves, Engineers, January 1947, recorded in the RMC Office for Greenville County, South Carolina in Plat Book "P", Page 113, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Paris View Drive, at joint front corner of Lots 20 and 21, said pin being 771.5 feet south from the southwest corner of the intersection of Paris View Drive and West Hillcrest Drive and running thence with the line of Lot 20, S. 79-55 W. 107 feet; thence along the line of Lot 5, S. 10-12 E. 85.7 feet to an iron pin; thence with the line of Lot 22, N. 62-27 E. 119 feet to an iron pin on the west side of Paris View Drive; thence with the west side of said Drive N. 17-50 W. 50 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deed of Mills H. Hughey dated August 22, 1952 and recorded on same date in the RMC Office for Greenville County, South Carolina, in Deed Book 461 at Page 326.

Ayers Leather Shop, Inc. has executed its promissory note, dated October 20, 1983, in the principal sum of \$150,785.00 in favor of Southern Bank & Trust Company and the Mortgagor, Charlotte D. Ayers, as shareholder of Ayers Leather Shop, Inc. has given her personal guaranty for payment of said note and desires to give a mortgage on the premises hereinabove described to secure said guaranty.

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);

1983

1328-11-2