

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

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THIS MORTGAGE made this 27th day of October, 1983

by THOMAS BROADBENT AND FRANCES P. BROADBENT

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329

Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, THOMAS BROADBENT AND FRANCES P. BROADBENT

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 Thomas Broadbent and Frances P. Broadbent of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 11/8/88 which is 60 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 \$ \_\_\_\_\_, 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 tract of land situate, lying and being in Greenville County, State of South Carolina, located near Taylors and being shown on plat entitled "Property of Sandra Realty, Inc.," dated October 18, 1972, prepared by John A. Simmons, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin in the right of way for Seaboard Railroad and running thence S. 7-36 W., 53.3 feet to an iron pin located near the center of the Seaboard Railroad; thence with a line 57.5 feet from the northwestern edge of the railroad right of way and 42.5 feet from the southeastern side of said right of way (right of way to be total of 100 feet in width) and having the following metes and bounds, to-wit: S. 43-37 W., 100 feet to a point; thence S. 40-35 W., 100 feet to a point; thence S. 38-24 W., 100 feet to a point; thence S. 37-32 W., 100 feet to a point; thence S. 37-22 W., 406 feet to a nail in the center of Old Chick Springs Road; thence with the center line of the said Old Chick Springs Road, the following metes and bounds, to-wit: N. 68-02 W., 100 feet to a point; thence N. 62-48 W., 100 feet to a point; thence N. 60-14 W., 160 feet to a point; thence N. 61-18 W., 118 feet to a point; thence N. 69-10 W., 100 feet to a point; thence N. 80-28 W., 200 feet to a point; thence N. 79-13 W., 100 feet to a point; thence N. 85-43 W., 100 feet to a point; thence S. 86-33 W., 100 feet to a point; thence S. 76-09 W., 100 feet to a point; thence S. 55-22 W., 204 feet to a nail in the center of Old Chick Springs Road and Old U. S. Highway No. 29; thence with the center line of Old U. S. Highway No. 29, the following metes and bounds, to-wit: N. 42-05 E., 100 feet to a point; thence N. 45-41 E., 73 feet to a point; thence N. 46-59 E., 212 feet to a nail; thence leaving said Old U. S. Highway No. 29 and running along property of J. A. Bull S. 54-27 E., 180 feet to a point; thence continuing along said Bull property N. 31-48 E., 443 feet to a nail in the center of Old U. S. Highway No. 29 passing over a new iron pin 27 feet back on line; thence with the center line of Old U. S. Highway No. 29, the following metes and bounds, to-wit: N. 74-05 E., 91.5 feet to a point; thence N. 80-15 E., 180 feet to a point; thence N. 77-20 E., 100 feet to a point; thence N. 71-02 E., 95.4 feet to a nail; thence leaving Old U. S. Highway No. 29 and running along property of Robert L. Bryant S. 67-42 E., 224.2 feet to a new iron pin; thence along property now or formerly of G. D. Collier S. 88-06 E., 636.2 feet to the beginning corner and passing over an old stone 339.1 feet back on line.

ALSO: All that piece, parcel or lot of land in Chick Springs Township, in Greenville County, State of South Carolina, as shown on plat of property now or formerly of G. D. Collier, dated July 3, 1969, revised August 14, 1969 prepared by Campbell & Clarkson,

(Continued)  
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);