

State of South Carolina

FILED
GREENVILLE S.C.
DECEMBER 2 1983
JOURNAL
R.M.C.

1638 270

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 2 day of DECEMBER, 19 83.

by SOUTHERN LAND COMPANY, A GEORGIA GENERAL PARTNERSHIP,

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

(hereinafter referred to as "Mortgagee"), whose address is POST OFFICE BOX 1329, GREENVILLE,
SOUTH CAROLINA 29602

WITNESSETH

THAT WHEREAS SOUTHERN LAND COMPANY, A GEORGIA GENERAL PARTNERSHIP,
is indebted to Mortgagee in the maximum principal sum of EIGHTY-FIVE THOUSAND AND NO/100THS----
----- Dollars (\$ 85,000.00----), which indebtedness is
evidenced by the Note of SOUTHERN LAND COMPANY, A GEORGIA GENERAL PARTNERSHIP of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (The final maturity of
which is 120 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 \$ 85,000.00----- 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 lot of land with all
improvements thereon, situate, lying and being on the Southern side of
West Washington Street in the City of Greenville, County of Greenville,
State of South Carolina, and being shown and designated as the Property
of SOUTHERN LAND COMPANY, A GEORGIA GENERAL PARTNERSHIP, on a plat made
by Richard D. Wooten, Jr., dated November 21, 1983, to be recorded here-
with, reference being had to said plat for a more complete metes and
bounds description.

THE above described property is the same acquired by
the Mortgagor by deed from Easterby Motor Co., Inc. dated December
2, 1983, to be recorded herewith.

RECORDED
INDEXED
DECEMBER 2 1983
1329

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.

1638 270

1329