

P. O. Box 1329
Greenville, S.C. 29602

FILED
GREENVILLE S.C.
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Mortgage of Real Estate



State of South Carolina

County of GREENVILLE

THIS MORTGAGE made this 15th day of December, 1983

by SHERWOOD COURT APARTMENTS, A 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 13329, Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, SHERWOOD COURT APARTMENTS, A GENERAL PARTNERSHIP
is indebted to Mortgagee in the maximum principal sum of Forty-Six Thousand and No/100
----- Dollars (\$ 46,000.00). Which indebtedness is
evidenced by the Note of SHERWOOD COURT APARTMENTS, A GENERAL PARTNERSHIP & COURTNEY SHIVES
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 1-15-89
which is five (5) years 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 \$ 46,000.00 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,
or hereafter constructed thereon, situate, lying and being in the State of South
Carolina, County of Greenville, lying and being on the northern side of Ridgeland
Avenue on the western side of Sherwood Street, and being known as Lot 7 as shown
on plat of Sherwood Court Apartments, Inc., made by Pickell and Pickell, Engineers,
February, 1948, recorded in the R.M.C. Office for Greenville County, South Carolina,
in Plat Book W at Page 9, said Lot having such metes and bounds, courses and dis-
tances as are more particularly shown on said plat and is hereby adopted by reference
thereto.

This is a portion of the identical property conveyed to the Mortgagor herein
by A. Courtney Shives, Jr. and Fletcher G. Shives by deed dated September 1, 1975,
recorded October 1, 1975, in the R.M.C. Office for Greenville County, South Carolina,
in Deed Book 1025 at Page 119.

RECORDED
DEC 15 1983
1640 120

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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).