

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 22nd day of February, 1984

by E. Hays Reynolds

(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, E. Hays Reynolds

is indebted to Mortgagee in the maximum principal sum of Five Hundred Thousand and No/100 Dollars (\$ 500,000.00 ), Which indebtedness is evidenced by the Note of E. Hays Reynolds of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 2/22/85 which is one (1) year 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 \$ 500,000.00 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, being shown as Lot No. 31 on a plat of the Estate of Tully P. Babb, recorded in Plat Book GG at Pages 158 and 159, and described as follows:

BEGINNING at a stake on the Eastern side of S.C. Highway #291, By-Pass, at the corner of property of C.T. Wyche, and running thence with the line of said property, N. 77-51 E. 398.3 feet to a stake at the corner of Lot No. 32; thence with the line of said lot, N. 4-30 E. 181 feet to the corner of Lot No. 30; thence with the line of said lot, S. 36-14 W. 433 feet to a stake on the By-Pass; thence with the Eastern side of said By-Pass, S. 6-50 E. 238 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Emma L. Flinkingshelt, as Trustee, dated October 14, 1959, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 637, at Page 531, on November 3, 1959.

ALSO: ALL that piece, parcel or lot of land situate at the rear of Lot No. 31, Property of E. Hays Reynolds, situate, lying and being on the eastern side of South Carolina By-Pass Highway 291 in the City of Greenville, County of Greenville, State of South Carolina, which property is shown on a plat of the property of E. Hays Reynolds prepared by C. O. Riddle, Registered Land Surveyor, dated April 13, 1964, which plat is recorded in Plat Book FFF, at Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lots 30 and 31 and running thence with the rear line of Lot No. 31, S. 4-30 W. 181 feet to an iron pin at the joint rear corner of Lots 31 and 32; thence N. 81-12 E. 58.85 feet to an iron pin; thence N. 14-23 W. 176.9 feet to the iron pin at the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Thomas M. Keith, dated April 20, 1964, and recorded in the RMC Office

(Continued on Rider attached hereto) 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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