

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE GREENVILLE CO. S.C.

FILED

THIS MORTGAGE is dated Mar 15 4 21 PM '84 March 14, 19 84

THE "MORTGAGOR" referred to in this Mortgage is DONNIE S. BANKERSLEY L.S. Spinks and Spinx Oil Company, Inc.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is PO Box 8624 Greenville, S. C. 29602

THE "NOTE" is a note from L.S. Spinks to Mortgagee in the amount of \$ 595,000.00, dated March 14, 19 84. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is July 1, 19 94. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 595,000.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

ALL that tract or parcel of land lying and being in the County of Grenville, State of South Carolina and being known and designated as the northwest portion of Lot 104 and 200 of a plat of a subdivision of the lands of Robert J. Edward according to a plat by Dalton & Neves, dated May, 1951, revised June 6, 1960, and according to a plat entitled Mobil Oil Corporation by C.E. Moss dated March 5, 1971 and having the following metes and bounds to-wit:

BEGINNING at the point where the east line of the right-of-way of Wade Hampton Boulevard intersects the north line of the right-of-way of Cherokee Drive and running thence along the east line of the right-of-way of Wade Hampton Boulevard, North 42 degrees 54 minutes east 199.94 feet to an iron pin; thence south 47 degrees 04 minutes east along a line which forms an interior angle of 89 degrees 58 minutes with the line last run 190 feet to an iron pin; thence south 42 degrees 55 minutes 20 seconds west along a line which forms an interior angle of 90 degrees 00 minutes 40 seconds with the line last run 194.44 feet to an iron pin on the north right-of-way line of Cherokee Drive; thence north 48 degrees 43 minutes 40 seconds west along the north right-of-way line of Cherokee Drive; which forms an interior angle of 91 degrees 39 minutes with the line last run 190 feet to the point of BEGINNING.

This is the same property conveyed to L.S. Spinks herein by deed of Larry G. Bush of even date to be recorded herewith.

ALSO: ALL that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, near Greer, S. C. being shown on plat made by Piedmont engineers and architects dated January 25, 1965 and having the following metes and bounds according thereto:

BEGINNING at an iron pin at the Southeastern intersection of U.S. Highway No. 29 and S.C. Highway No. 136, and running thence along the Southern right-of-way of U.S. Highway 29, North 68-30 East 200 feet to an iron pin; running thence South 26-55 East 200 feet to an iron pin; running thence South 68-30 West 200 feet to an iron pin on the Eastern right-of-way of S.C. Highway No. 136, North 26-55 West 200 feet to the beginning corner.

This is the same property conveyed to Spinx Oil Company, Inc. by deed of Reproco, Inc., dated June 17, 1983, and recorded in the RMC Office for Greenville County on August 31, 1983 in Deed Book 1195 at Page 454.

(DESCRIPTION CONTINUED ON ATTACHED SHEET)

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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