

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

RECORDED  
JUN 23 9 05 PM '84  
C.D.C.

THIS MORTGAGE made this 29th day of June, 1984

by C & D Investments

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 404, Easley, S.C. 29641

WITNESSETH:

THAT WHEREAS, C & D Investments is indebted to Mortgagee in the maximum principal sum of Sixty-five thousand and no/100ths Dollars (\$65,000.00). Which indebtedness is evidenced by the Note of C & D Investments of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 8-22-89 which is five years (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 lot of land in Greenville Township, Greenville County, State of South Carolina, near Welcome School, at the fork of LaRosa Lane, as shown on plat entitled "Property of K. L. Elders" made by Jones Engineering Service date December 3, 1976, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the fork of LaRosa Lane and running thence South 66-41 East, 26 feet to an iron pin; thence North 58-48 East, 158 feet to an iron pin; thence North 85-45 East, 111 feet to an iron pin; thence North 34-09 West, 97 feet to an iron pin; thence South 84-54 West, 206.8 feet to an iron pin at the edge of LaRosa Lane; thence with LaRosa Lane, South 2-47 West, 42 feet to an iron pin; thence continuing along the edge of LaRosa Lane South 4-08 West, 100 feet to the point of BEGINNING, containing 0.6 acres, more or less.

This being a portion of the property conveyed to grantor herein by deed of B. L. Elder dated June 26, 1968 and recorded in the R.M.C. Office for Greenville County, S.C. on June 26, 1968 in deed book 847 at page 323 AND BY deed of Mary Wilburn Elder dated April 17, 1973 and recorded in the R.M.C. office for Greenville County, S.C. on June 29, 1973 in deed book 978, at page 55.

AND ALSO:

ALL that piece, parcel or tract of land, situate, lying and being in Greenville Township, Greenville County, State of South Carolina near Welcome School and having, according to plat made by Jones Engineering Services on May 25, 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin on LaRosa Lane and running thence along said land North 31-43 East, 36 feet to an iron pin; thence North 4-33 East, 152.4 feet to an iron pin; thence North 6-42 West, 58.5 feet; thence North 17-57 West, 50 feet; thence North 88-35 West, 162.4 feet; thence with Tucker property South 0-53 East, 378 feet to an iron pin in LaRosa Lane; thence with said lane North 58-53 East, 151.9 feet to the BEGINNING corner.

This being the same property conveyed to Grantor herein by deed of B.L. Elder dated June 26, 1968 and recorded in Greenville County R.M.C. Office, in Deed Book 817 at page 323. Also, this being the same property conveyed to grantor herein by deed dated April 17, 1973 and recorded in the Greenville County R.M.C. Office on June 29, 1973 in Deed Book 978, at page 55.

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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