

State of South Carolina

Mortgage of Real Estate



County of Greenville

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THIS MORTGAGE made this 3rd day of August, 1984

by CRESTVIEW, INC.

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Crestview, Inc. is indebted to Mortgagee in the maximum principal sum of One Million Dollars (\$1,000,000.00), Which indebtedness is evidenced by the Note of Crestview, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is not greater than 15 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 \$1,000,000.00, 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 tract of land situate, lying and being on the North side of Crest Lane, the West side of Statham Street and on the South side of Fair Street, just outside the corporate limits of the City of Greenville, in Greenville Township, Greenville County, South Carolina, and having according to a survey made by A. C. Crouch, Engineer, July 20, 1949, the following metes and bounds to-wit

BEGINNING at an iron pin at the Northwest corner of the intersection of Crest Lane and Statham Street; and running thence along the West side of Statham Street, North 0 degrees 03 minutes West 310.6 feet to an iron pin at the Southwest corner of the intersection of Statham Street and Fair Street; thence along the south side of Fair Street, North 89 degrees 53 minutes West 392.8 feet to an iron pin at the corner of Watts property; thence along Watts line, South 12 degrees 14 minutes West 169.7 feet to a point in center of creek; thence down the center of creek as the line (the traverse line being South 87 degrees 47 minutes West 50 feet) to a point; thence continuing down the center of said creek (the traverse line being South 58 degrees 52 minutes West 543.6 feet) to a point in center of creek on the North side of Crest Lane; thence along the North side of Crest Lane, North 81 degrees 41 minutes East 952.6 feet to the beginning corner, and containing 4.69 acres, more or less.

The plat made by A. C. Crouch, Engineer, July 20, 1949, mentioned above and known as Crestview, Inc. is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book U, page 100.

Together with all interest in and to that strip of land lying along the south edge of the above described property, said strip of land being the abandoned right-of-way of the G & L RR, now used as a public street, and, also all right and title in and to what is now known as Gunn's Alley and now used as a public street.

Derivation:
R.E. Hughes and Ira A. Giles to Crestview, Inc.
Page 397 Book 409 December 9, 1949

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):