

STATE OF SOUTH CAROLINA
County of GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1680 PAGE 250
1984

This MORTGAGE is dated August 30

The "MORTGAGOR" referred to in this Mortgage is Claire F. Rice

The "MORTGAGEE" is Greenville National Bank, P.O. Box 17666, Greenville, South Carolina, 29606

The "NOTE" is a note from F. Towers Rice

to Mortgagee in the amount of \$ One Hundred Thousand and No/100 Dollars, dated 8/30, 1984

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 on demand 19___. 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 \$ _____,

plus interest, attorney's fees, and court costs incurred in collection of amounts due hereunder, expenditures by

Mortgagee under paragraph 5 below, and advances by Mortgagee under paragraph 10 below. Interest due pursuant to the Note will accrue daily, and will be paid monthly

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; (d) any advances of funds by Mortgagee under paragraph

10 below; and (e) attorney's 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 (hereinafter referred to as the "Property"):

ALL that piece, parcel or tract of land situate, lying and being on the north-eastern side of Congaree Road and on the southern side of the right-of-way of Highway I-385, near the City of Greenville, in the County of Greenville, State of South Carolina, and shown on a plat prepared by Alex A. Moss August 30, 1984, as having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Congaree Road at the joint corner of this tract and property now or formerly of Woods, and running thence N. 45-44 E. 290.8 feet to an iron pin; running thence N. 39-71 W. 159.95 feet to an iron pin in the line of property now or formerly of Sunvent Awning Co.; running thence N. 53-06 E. 76 feet to an iron pin on the southern side of the right-of-way of Highway I-385; running thence with the southern right-of-way of said Highway S. 43-12 E. 787 feet to an iron pin in the line of property now or formerly of Skatell; running thence with said property S. 46-48 W. 114.2 feet to an iron pin; thence continuing with said property S. 45-19 W. 204.7 feet to an iron pin in the center line of Congaree Road; running thence with the center line of said Road N. 59-15 W. to a point; thence continuing with the center line of said Road N. 52-25 W. 256.27 feet to a point; thence continuing with the center line of said Road N. 45-43 W. 337.5 feet to an iron pin, point of beginning. Subject to the rights of the public to that portion of the within property as lies within Congaree Road.

THIS is the identical property conveyed to the Mortgagor herein by deeds of: F. Towers Rice, recorded in Deed Book 1189 at Page 536; Winston Lee, as Trustee in Bankruptcy for Electrical Construction, recorded in Deed Book 1189 at Page 539; Consolidated Properties, Inc., recorded in Deed Book 1004 at Page 209; William S. Newton, Samuel A. Turntine, and James C. Daniel, recorded in Deed Book 1004 at Page 213.

THIS mortgage is junior in lien to that mortgage set forth under paragraph 10(h) herein.

TOGETHER with all and singular the 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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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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