

State of South Carolina

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 5th day of September, 1984

by Roofers Realty, Inc., a South Carolina corporation,

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 6099, Spartanburg, S. C. 29304

WITNESSETH:

THAT WHEREAS, Roofers Realty, Inc. is indebted to Mortgagee in the maximum principal sum of One Hundred Forty Thousand and No/100 Dollars (\$140,000.00). Which indebtedness is evidenced by the Note of Roofers Realty, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is as provided by terms of note after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

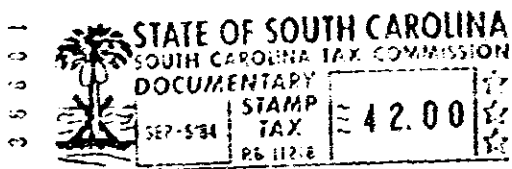
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 140,000.00 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 those certain pieces, parcels, or lots of land in the County of Greenville, State of South Carolina, being shown and designated as Lots Nos. 12 and 13 on plat of Section No. 1, Caroline Court, on plat prepared by Dalton & Neves, Engineers, September, 1953, and being of record in the RMC Office for Greenville County, S. C., in Plat Book "EE", at Page 44.

Said lots have a combined frontage of 140.12 feet on Piedmont Highway (also known as S. C. Highway 20), a combined rear width of 140 feet, a depth of 239.8 feet along Manhattan Boulevard (the northerly side), and a depth of 245.2 feet on the southerly side.

This is the identical property conveyed to the mortgagor by deed of Cecil D. Buchanan, recorded 31 August 1984, RMC Office for Greenville County, S. C., in Deed Book 1220, at Page 742.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 6099, Spartanburg, S. C. 29304.



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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