

State of South Carolina

FILED
GREENVILLE CO. S.C.

Mortgage of Real Estate

5

County of GREENVILLE

NOV 26 11 47 AM '84

THIS MORTGAGE made this 26th day of November 19 84

DONNIE S. TANKERSLEY
R.M.C.

by TERRY PROPERTIES, a Partnership, and TERRY PROPERTIES, II, a Partnership,
each partnership consisting of John R. Terry, Jr., William Ronald Terry, and
John Michael Terry (hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, 1 Shelter Center,
Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Terry Properties, a Partnership, and Terry Properties, II, a Partnership,
is indebted to Mortgagee in the maximum principal sum of -TWO HUNDRED SIXTEEN THOUSAND ONE HUNDRED
THIRTY-THREE AND 06/100- Dollars (\$ 216,133.06-), Which indebtedness is
evidenced by the Note of the same of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of May 31, 1985,
which is 186 days 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 \$ 216,133.06 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 lot of land with all improvements thereon,
situate, lying and being in the State of South Carolina, County of Greenville,
on the southern side of a fifty (50) ft. road leading from the Ashmore Branch
Road and being shown on the plat of property prepared for Terry Properties,
a partnership, dated October 20, 1976, prepared by Morgan and Applewhite,
Engineering Associates, Anderson, South Carolina, recorded in the R.M.C.
Office for Greenville County in Plat Book 5-T at page 94, containing
3.9551 acres and having, according to said plat, the following metes and
bounds, to-wit:

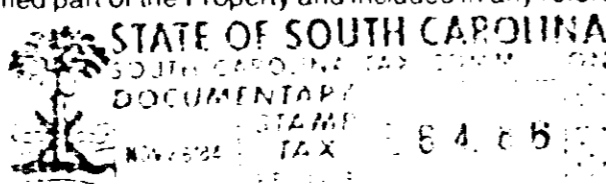
BEGINNING at an iron pin in line of property now or formerly of Southeastern
Sprinkler Co., Inc., said iron pin being S. 26-21-43 E. 235.33 ft. from an
iron pin on the southeastern side of Ashmore Branch Road, said iron pin being
at the corner of property of Jetmar Company, a partnership, and property
now or formerly of Southeastern Sprinkler Co., Inc., and running thence with
the line of property now or formerly of Southeastern Sprinkler Co., Inc.
S. 26-21-43 E. 382.39 feet to an iron pin; thence turning and running with
the property now or formerly of Southeastern Sprinkler Co., Inc. the chord
of which is S. 86-36-39 E. 535.28 feet to an iron pin at the property line
for the right-of-way for the Southern Railway System lead track, and running
thence with said line of right-of-way on a curve, the chord of which is
S. 87-12-15 W. 507.06 feet to an iron pin; thence continuing with said
right-of-way S. 62-09 W. 253.16 feet; thence continuing with said lead
track S. 62-09 W. 190.45 feet to an iron pin; thence leaving said lead track
and running with the line of property now or formerly of Jetmar Company, a
partnership, N. 27-51 W. 323.40 feet to an iron pin to a point on the
southern side of a fifty (50) foot road leading from the Ashmore Branch
Road; thence with the southern side of said road N. 62-09 E. 190.45 feet to
an iron pin; thence continuing N. 62-09 E. 139.76 feet to an iron pin;
thence with curve of said road, the chord of which is N. 17-53-39 E. 174.46
feet to an iron pin, the point of beginning.

Reserving, however, a non-exclusive use easement in and to the spur track
leading from the Southern Railway lead tract as shown on the above mentioned
plat.

(Continued on inside page)

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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4325 W. 2