

State of South Carolina

FILED)  
GREENVILLE CO. S. C.

NOV 27 11 42 AM '79  
Mortgage of Real Estate

County of Greenville

NOV 27 11 42 AM '79

THIS MORTGAGE made this 27th day of November, 1979, by

Suinal, Inc.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608

Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Suinal, Inc.

is indebted to Mortgagee in the maximum principal sum of Seventeen Thousand Six Hundred and no/100 Dollars (\$ 17,600.00 ), which indebtedness is

evidenced by the Note of Suinal, Inc. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is six (6) 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 \$17,600.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville; Chick Springs Township, near the southern limits of the City of Greer on the east side of Pelham Road (old Mosteller Road) and having the following metes and bounds, according to plat prepared by J. H. Atkins, Surveyor, March 26, 27, 1946, of Subdivision of property of G. B. and A. B. Johnson as follows:

Beginning at an iron pin on east Bank of Pelham Road and runs thence S. 58-05 E. 667 feet to corner of Lots 28 and 29 on said unnamed Street; thence S. 33-00 W. 542 feet to iron pin on bank of Maple Creek Swamp; thence N. 42-30 W. 367 feet to an iron pin on said Maple Creek Swamp;

thence N. 31-30 W. 290 feet to an iron pin on south line of Lot #34; thence S. 72-20 W. 83.5 feet to point on center of Pelham Road; thence N. 37-12 E. 370 feet to beginning pin and being all of Lots 29, 30, 31, 32, 33 and 34 according to said plat.

This is the same property conveyed to the Mortgagor herein by deed of Mod-Struts, Inc. recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 987, at Page 184, on October 30, 1973.

LESS, HOWEVER: THOSE LOTS PREVIOUSLY CONVEYED BY THE MORTGAGOR HEREIN TO SER. LAUNDRY MACH., INC. recorded in the RMC Office for Greenville County in Deed Book 1077, Page 203, and Deed Book 1089, Page 125, April 17, 1978.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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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).