

State of South Carolina

1496 598

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 27th day of FEBRUARY, 1980

by WILLIAMS STREET DEVELOPMENT CORPORATION  
P.O. Box 2287, Greenville, S.C. 29602  
(hereinafter referred to as "Mortgagor") and given to ELIZABETH D. McCOY

(hereinafter referred to as "Mortgagee"), whose address is Rt. #4, Old Boiling Springs Road,  
Greer, South Carolina 29651

WITNESSETH:

THAT WHEREAS, WILLIAMS STREET DEVELOPMENT CORPORATION is indebted to Mortgagee in the maximum principal sum of Eighty-Five Thousand Nine Hundred Eighty-Five and 69/100 Dollars (\$ 85,985.69), which indebtedness is evidenced by the Note of WILLIAMS STREET DEVELOPMENT CORPORATION of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Three (3) 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 \$ 85,985.69 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 tract of land, located lying and being in the County of Greenville, State of South Carolina containing 32.51 acres, more or less, as shown on plat entitled "Elizabeth D. McCoy", dated November 1, 1979, prepared by Enwright Associates, Inc., recorded in the Greenville County R.M.C. Office in Plat Book 70 at page 89, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the northern side of Pelham Road at the joint front corner of the within tract and property now or formerly of J. R. Vaughn, and running thence, along said right of way north 77-03-57 west, 1,708.82 feet to an iron pin, thence north 76-36-32 west, 89.97 feet to an iron pin, thence north 00-04-42 west, 699.59 feet to an iron pin, thence south 89-57-18 east, 795.56 feet to an iron pin, thence north 25-04-28 west, 303.14 feet to an iron pin, thence south 59-51-31 east, 547.31 feet to a nail and cap in Boiling Springs Road, thence along and with the centerline of said road south 43-41-37 east, 116.94 feet to a point, thence south 42-25-12 east, 149.91 feet to a point, thence south 43-02-47 east, 222.50 feet to a point, thence south 52-32-57, 99.91 feet to a point, thence south 65-11-45 east, 116.52 feet to a nail and cap, thence south 08-30-24 east, 461.92 feet to an iron pin, thence south 08-25-50 east, 180.25 feet to an iron pin, the point in place of beginning.

THIS is the same parcel or tract of land deeded to Mortgagor by Mortgagee herein by deed dated February 27, 1980, and recorded in Deed Book 1121 at page 212, R.M.C. Office for Greenville County.

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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