



County of GREENVILLE)

10 57 AM '82

WALTERSLEY)

THIS MORTGAGE made this 19th day of July, 19 82,

by Mount Paris Realty Corporation

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, Mount Paris Realty Corporation is indebted to Mortgagee in the maximum principal sum of Three Hundred Sixty Thousand and No/100ths Dollars (\$360,000.00), which indebtedness is evidenced by the Note of the said Mount Paris Realty 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 ten 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 \$360,000.00, 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 that certain piece, parcel or tract of land situate, lying and being on the southern side of Fisher Drive at the intersection of said drive with Shady Lane in the County of Greenville, State of South Carolina being shown and designated on a plat of survey entitled Property of Mount Paris Realty Corporation by John A. Simmons dated December 22, 1980, amended June 16, 1981, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 8N, Page 76 and having according to said survey the following metes and bounds, to-wit:

BEGINNING at a point in the intersection of Shady Lane and Fisher Drive and running thence with Fisher Drive the following courses and distances: N. 87-42 E. 49.4 feet to an old nail; N. 87-15 E. 152.15 feet to an old nail; N. 71-14 E. 100 feet to an old nail, N. 64-41 E. 100.03 feet to an old nail; N. 59-09 E. 99.95 feet to an old nail; N. 46-57 E. 99.95 feet to an old nail; and N. 54-28 E. 50 feet to a nail; thence leaving Fisher Drive and running along the line of property of the grantors herein S. 27-52 E. 572.26 feet to a new iron pin; thence S. 18-55 W. 80 feet to a new iron pin in the line of property now or formerly of Robert E. Cunningham; thence with the line of property now or formerly of Robert E. Cunningham and property now or formerly of Harold N. Morris, N. 71-05 W. 204.80 feet to an old iron pin; thence continuing with said property now or formerly of Harold N. Morris N. 71-27 W. 567.20 feet to an iron pin; thence S. 56-25 W. 36.9 feet to a point in the center of Shady Lane; thence with the center of Shady Lane as the line, N. 36-41 W. 138.44 feet to a point near the intersection of said Shady Lane with Fisher Drive; thence N. 57-04 E. 20.8 feet to a point in said intersection being the point of beginning.

The above described property is the same conveyed to Mount Paris Realty Corporation by deed of Albert Ebelein, Beverly R. Hazen and J. W. Brown as Trustees of St. Giles Presbyterian Church recorded June 19, 1981 in the RMC Office for Greenville County in Deed Book 1150, Page 305, by deed of Elizabeth Mabel Burns Davis recorded June 19, 1981 in the RMC Office for Greenville County in Deed Book 1150, Page 307, and by deed of Mary C. Farber, now by marriage Mary C. Tanner, recorded June 19, 1981 in the RMC Office for Greenville County in Deed Book 1150, Page 309.

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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