

State of South Carolina (GREENVILLE COUNTY, S. C.)

BOOK 1585 PAGE 317

Mortgage of Real Estate



County of GREENVILLE

NOV 9 3 08 AM '82  
DONNIE BANKERSLEY  
R.M.C.

THIS MORTGAGE made this 8th day of November, 1982,

by Boan-Farnsworth Properties, A South Carolina General Partnership

(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:

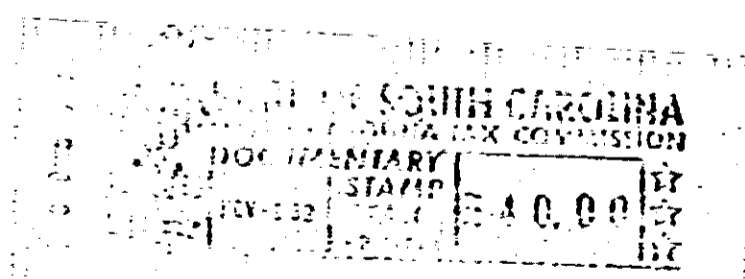
THAT WHEREAS, Boan-Farnsworth Properties, A South Carolina General Partnership is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand and No/100----- Dollars (\$ 100,000.00 ), which indebtedness is evidenced by the Note of Boan-Farnsworth Properties, A South Carolina General Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 365 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 \$ 100,000.00 , 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Units 12B, 13B, 15D, 16B, 16C, 17A, and 17C, Summit Place Horizontal Property Regime, as are more fully described in Master Deed, dated November 7, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1136, at Pages 871 through 932, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-X, at Page 55.

This is a portion of the property conveyed to the Mortgagor herein by deed of Westminster Company, Inc., dated April 20, 1982 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1165, at Page 652, on April 21, 1982.

SC70 --- 1 NOV 9 1982 204



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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