

State of South Carolina

FILED
GREENVILLE CO. S. C.

BOOK 1596 PAGE 373

County of GREENVILLE

MAR 2 12 55 PM '83

Mortgage of Real Estate



DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 2nd day of March, 19 83

by Tandem Construction Company

(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, S. C.

WITNESSETH:

THAT WHEREAS, Tandem Construction Company

is indebted to Mortgagee in the maximum principal sum of One Hundred Fifty Thousand and 00/100 Dollars (\$ 150,000.00). Which indebtedness is evidenced by the Note of _____ of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 3/20/90 which is eighty-four months 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 \$ _____, 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, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being approximately 9.07 acres as shown on plat prepared by Freeland & Associates for Tandem Construction Co. recorded in the R.M.C. Office for Greenville County in Plat Book 9-D, at page 100, said plat being dated February 5, 1981, less, however, 2 acres conveyed to T. O. and Zonelle Boykin recorded in the RMC Office for Greenville County in Deed Book 1180, page 833, and shown as Tract A on a plat recorded in Volume 9-H, page 84. Reference to Plat recorded in Book 9-D, page 100 being made for a more complete description.

This being a portion of the property conveyed to the Mortgagor herein by deed of Sunbelt Properties, Inc. dated October 19, 1982, and recorded in the RMC Office for Greenville County in Vol. 1176, page 107.

SC00
MAR 23 1983
CEG

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
MARCH 23 1983
\$ 60.00

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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