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900-1596 PAGE 529

State of South Carolina

DONNIE S. BARKERSLEY  
R.M.C.

Mortgage of Real Estate

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County of GREENVILLE

THIS MORTGAGE made this 2nd day of March, 1983.

by Metric American Fasteners, Inc. and Patricia L. Hancock(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. 29602

## WITNESSETH:

THAT WHEREAS, Metric American Fasteners, Inc. and Patricia L. Hancock is indebted to Mortgagee in the maximum principal sum of Three Hundred Fifty Thousand and No/100 Dollars (\$ 350,000.00 ). Which indebtedness is evidenced by the Note of Metric American Fasteners, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of AS STATED IN NOTE which is AS STATED IN NOTE 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 with the improvements thereon, lying and being on the easterly side of Graystone Road, near the City of Greenville, S. C., and being designated as Lot No. 33 on plat entitled "Property of Patricia Ann and Wesley V. Harrison" made by Piedmont Engineers and Architects, dated June 9, 1966, and having, according to said plat, the following metes and bounds, to-wit:

(Tract #1)

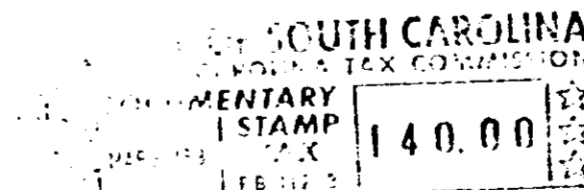
BEGINNING at an iron pin on the easterly side of Graystone Road, joint front corner of Lots 32 and 33; thence along the common line of said lots, S. 76-56 E. 462.53 feet; thence along the common line of said lots, S. 76-56 E. 462.53 feet; thence S. 15-49 W. 165 feet to the corner of Lot 34; thence along the common line of Lots 33 and 34, N. 79-54 W. 385.47 feet to an iron pin on the easterly side of Graystone Road; thence along said Road, N. 8-42 W. 197.25 feet to an iron pin, the point of beginning.

(Tract #2)

ALSO: ALL that certain piece, parcel or tract of land located, lying and being in the County of Greenville, State of South Carolina, being triangular in shape and the northern most portion of Lot No. 34 as shown on plat entitled property of Ann S. Blakely and James C. Blakely, Jr., dated October 12, 1977 prepared by Freeland and Associates recorded in Plat Book 6K at Page 72, and having metes and bounds as shown thereon.

Tract #1 being the same property acquired by the Mortgagor, Patricia L. Hancock by deed of Vincnet J. Perone, Jr. recorded March 14, 1977 in the RMC Office for Greenville County in Deed Book 1052 at Page 607.

Tract #2 being the same property acquired by the Mortgagor, Patricia L. Hancock by deed of William J. Hancock dated January 14, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1180 at Page 865 on January 14, 1983.



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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