Mortgage of Real Estate

2007**1554** PASE**40**1

County of GREENVILLE

THIS MORTGAG	GE made this <u>1st</u> day of <u>October</u> , 19 <u>81</u> ,
by James R	. Clardy, Jr.
(hereinafter refe	rred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.
(hereinafter refe	rred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, S.C.
29602	

WITNESSETH:

	Clardy, Ir. Hopotogram of Twenty Thousand and	mo/100
	Dollars (\$ 20,000,00), which indebtedness is
evidenced by the Note of James R. C	Clardy, Jr.	of even
	erest thereon being payable as provided for in said N after the date hereof, the terms of said	
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 \$\frac{20,090,00}{20,000}\$, 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:

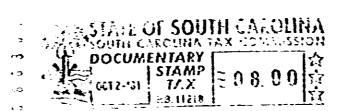
ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, with all of the improvements thereon, being known and designated as Lot No. 84 in a subdivision known as Dixie Heights, according to plat thereof made by C. M. Furman, Engineer, January 14, 1927 and recorded in the RMC Office for Greenville County in Plat Book H at Page 46, reference to said plat being hereby made for a more complete description.

ALSO:

ALL that piece, parcel or lot of land known as a 10 foot strip off of Lot No. 85 on Lowndes Avenue, formerly the property of R. J. Rowley, known as Dixie Heights, and described as follows:

BEGINNING at an iron pin at corner of Lots 84 and 85 and running thence along Lowndes Avenue N. 43-12 E. 10 feet to an iron pin; running thence N. 46-48 W. 160 feet to a point in line of Lot 78; thence continuing along the backline of Lot 78, S. 43-12 W. 10 feet to an iron pin; running thence along the joint line of lots 84 and 85, S. 46-48 E. 150 feet to the point of beginning and being known and designated as a 10 foot strip of Lot No. 85.

This being the same property conveyed to the mortgagor herein by deed of Charles J. Spillane as mecorded in Deed Book 1143 at Page 996 on March 10, 1981.



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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