

State of South Carolina

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BOOK 1556 PAGE 181

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 26th day of October, 1981,

by Thomas E. Barton, Jr. and Ralph D. Chamblee, Jr.

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

(hereinafter referred to as "Mortgagee"), whose address is East North Street, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Thomas E. Barton, Jr. and Ralph D. Chamblee, Jr. is indebted to Mortgagee in the maximum principal sum of Thirty Thousand and No/100 Dollars (\$ 30,000.00), which indebtedness is evidenced by the Note of Thomas E. Barton, Jr. and Ralph D. Chamblee, Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is one year after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

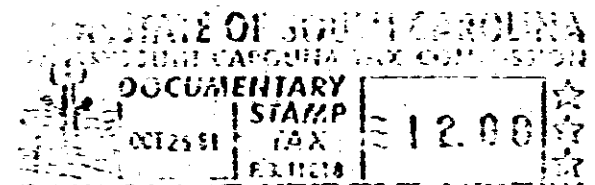
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 parcel or lot of land and improvements thereon as shown on a plat entitled "Property of Lawrence E. McNair, et al." prepared by Freeland & Associates and James Ralph Freeland, R.L.S. No. 4781 dated November 1, 1979 and having the following metes and bounds, to-wit:

BEGINNING at the northeastern corner of Payne Avenue and Crook Street and running thence N. 17-25 W. 162.20 feet to an iron pin at the southeastern corner of the intersection of Crook Street and Academy Street and running thence S. 85-16 E. 123.50 feet along the right of way of Academy Street to an old iron pin; running thence S. 20-41 E. 14.45 feet to an old iron pin; running thence N. 71-56 E. 34.07 feet to an old iron pin; running thence S. 84-35 E. 4.92 feet to an old iron pin; thence S. 86-41 E. 83.48 feet along the right of way of Academy Street to an old iron pin; thence S. 18-08 E. 67.78 feet to an old iron pin; thence S. 72-00 W. 232.77 feet along Payne Avenue to an old iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Lawrence E. McNair and Robert W. Bell to be recorded herewith. Also reference Deed Volume 1114 at Page 947.

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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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