

State of South Carolina

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S.C. BOOK 1555 PAGE 887



County of GREENVILLE

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Mortgage of Real Estate

THIS MORTGAGE made this 20th day of October, 1981

by GEORGE W. CLAPP and MARY V. CLAPP

(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, South Carolina 29602

WITNESSETH:

THAT WHEREAS, GEORGE W. CLAPP and MARY V. CLAPP
is indebted to Mortgagee in the maximum principal sum of TWELVE THOUSAND AND NO/100 Dollars (\$12,000.00), which indebtedness is evidenced by the Note of GEORGE W. CLAPP and MARY V. CLAPP of 10/13/81
herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is October 15, 1986 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 \$12,000.00 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:

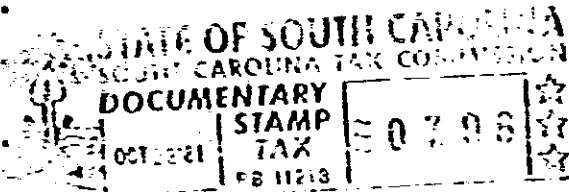
ALL that certain piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Hartsville Street, near the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 196 of a subdivision known as ORCHARD ACRES, plat of which is recorded in the RMC Office for Greenville County in Plat Book QQ at page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of Lots Nos. 195 and 196 and running along Hartsville Street N. 86-39 E. 90-feet to a point; thence leaving Hartsville Street and running N. 3-21 W. 160-feet to a point; thence S. 86-39 W. 90-feet to a point; thence S. 3-21 E. 160-feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of C.S. Mattox and Wilson M. Dillard dated April 25, 1968 and recorded in the RMC Office for Greenville County in Deed Book 843 at page 53.

This mortgage is second and junior in lien to that certain mortgage to Collateral Investment Company as recorded in the RMC office for Greenville County in Mortgage Book 1090 at page 643 in the original amount of \$21,800.00 and having a current approximate balance of \$16,475.99

The purpose of re-recording is to change the principal amount of the note.



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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