

State of South Carolina

FILED)
GREENVILLE S.C.

BOOK 1557 PAGE 1
Mortgage of Real Estate



County of Greenville

NOV 10 49 AM '81

THIS MORTGAGE made this 30th day of October, 1981

by Charles Leland Rodgers, Jr.

(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, Charles Leland Rodgers, Jr. is indebted to Mortgagee in the maximum principal sum of Ten Thousand no/100 Dollars (\$ 10,000.00), which indebtedness is evidenced by the Note of Charles Leland Rodgers, 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 January 28, 1982 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 a" indebtedness outstanding at any one time secured hereby not to exceed \$ 10,000.00 , 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 of that lot of land in the County of Greenville, State of South Carolina, in Bates Township, composed of the following tracts, and having the following metes and bounds, to-wit:

1.45 Acres: Beginning at a point at the original corner of Porter, Springfield, and Henderson and running thence a long Old Blythe Road, S 7-05 w 231 feet to an iron pin; thence S 33-35 w 119 feet to an iron pin; thence S 58-45 w 149.2 feet to a point in the center of a new county road, referred to as Clearview Road; thence along it, N 15-04 E 300 feet to an iron pin; thence a long said Road, N 31-45 E 200 feet to an iron pin; thence N 43-30 E 172 feet to an iron pin; thence S 4-18 W 80 feet to the point of beginning.

2.42 Acres: on plat of Ruth Henderson By T.T. Dill on 9/29/55: Beginning at an iron pin on the eastern side of a county road known as Rifle Range Road and running thence S 26-32 E 310 feet to an iron pin; thence S 63-28 W 250 feet to an iron pin; thence S 15 W 170 feet to the center of a branch; thence with it N 82-30 W 264 feet to an iron pin; thence N 36-14 E 160.1 feet to an iron pin; thence N 58-45 E 149.2 feet to an iron pin; thence N 33-35 E 119 feet to an iron pin; thence N 7-05 E 231 feet to an iron pin; thence S 71-10 E 77.2 feet to the point of beginning.

Also: All of that tract of land adjoining the 2.42 acre tract having the following metes and bounds, to wit: Beginning at an iron pin in the Rifle Range Road, and running thence S 63-28 W 250 feet to an iron pin; thence S 15 W 170 feet to an point in the center of a branch; thence in a northeasterly direction, 384.2 feet to the point of beginning.

This being the same property conveyed to Charles Leland Rodgers, Jr. by Lucille L. Robertson dated August 4, 1972, recorded on August 7, 1972 in Deed Book 951, page 153 in R.M.C. Office, Greenville County.

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RECORDING OFFICE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 0 1 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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