

State of South Carolina

1-334 363
Mortgage of Real Estate



County of GREENVILLE

FILED
CO. S. C.

FEB 21 12 41 PM '82

THIS MORTGAGE made this 19th day of February, 1982

by ALBERT M. HICKS and JOYCE CAREY HICKS

(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, ALBERT M. HICKS and JOYCE CAREY HICKS is indebted to Mortgagee in the maximum principal sum of Twenty-five Thousand and no/100ths Dollars (\$ 25,000.00), which indebtedness is evidenced by the Note of Albert M. Hicks and Joyce Carey Hicks 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 \$ 25,000.00, 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 those pieces, parcels or lots of land, together with all buildings and improvements thereon, situate, lying and being on the eastern side of Hudson Road, in Butler Township, Greenville County, South Carolina, being shown as Lots Nos. 1 and 3, and a 50 foot proposed driveway on a plat of the PROPERTY OF JOHN M. DILLARD, made by H. C. Clarkson, Jr., Surveyor, dated August 18, 1966, revised February 14, 1967, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQQ, page 11-A, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in or near the center line of Hudson Road at the corner of property now or formerly owned by Friddle and Barbara Selvey and running thence through the Hudson Road, N. 4-26 E., 131.4 feet to an iron pin on a private driveway; thence through said driveway strip, N. 4-26 E., 50.2 feet to a point on the line of Lot 2; thence along the line of Lot No. 2, N. 89-09 E., 330.7 feet to a point on Lot 3; thence along the line of Lot No. 3, N. 3-14 W., 135.22 feet to an iron pin on the line of Lillian M. Hudson, et al; thence with the line of said property, N. 88-21 E., 252.9 feet to a point; thence continuing along the line of the Hudson property, S. 62-10 E., 411.8 feet crossing a branch to an iron pin; thence along the line of property owned by LaPlue and Selvey, the following courses and distances: S. 56-44 W., 169.8 feet to a point; S. 68-03 W., 204.4 feet to a point; N. 84-08 W., 258.3 feet to a point; S. 58-43 W., 139 feet to a point and N. 72-21 W., 257.5 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the eastern side of Hudson Road, in Greenville County, South Carolina, being shown and designated as Lot No. 2 on a plat of PROPERTY OF JOHN M. DILLARD, made by H. C. Clarkson, Jr., dated August 18, 1966, revised February 14, 1967, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQQ, page 11-A, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old nail and cap in or near the center line of Hudson Road at the corner of property owned by Lillian M. Hudson, et al, and running thence along the line of said property, N. 88-21 E., 315 feet to an iron pin; thence along the line of Lot No. 3, S. 3-14 E., 135.22 feet to a point on a private driveway; thence along the northern side of said private driveway, S. 89-09 W., 330.7 feet to an iron pin in or near Hudson Road; thence with and through the Hudson Road, N. 4-26 E., 131.4 feet to an iron pin, the beginning corner.

(continued after Item 14 on third page)

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);

20-028

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
FEB 21 1982

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