

State of South Carolina

GR. FILED S. C. SECOND

BOOK 1557 PAGE 819



Mortgage of Real Estate

County of GREENVILLE

DOUGLAS

APR 13 1982
M. W. WILKINSLEY

THIS MORTGAGE made this 13th day of April, 1982,

by DOUGLAS DEMING and MARIE Z. DEMING

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

(hereinafter referred to as "Mortgagee"), whose address is 306 E. North Street, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, DOUGLAS DEMING and MARIE Z. DEMING is indebted to Mortgagee in the maximum principal sum of Six Thousand Two Hundred and no/100ths Dollars (\$ 6,200.00), which indebtedness is evidenced by the Note of DOUGLAS DEMING and MARIE Z. DEMING of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is \$9,512.40 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

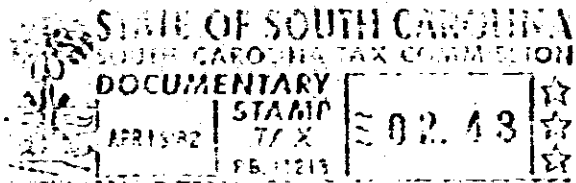
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 9,512.40 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 Pryor Road and being known and designated as Lot No. 42 on a Plat of AVONDALE FOREST, SECTION I, made by Piedmont Engineers and Architects, dated July 3, 1964, and being recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book RR, Page 187, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Pryor Road, joint front corner of Lots Nos. 33 and 42 and running thence with the joint line of said lots, N. 52-20 W., 124.7 feet to a point; thence N. 41-16 W. 30 feet to a point; thence S. 46-10 W. 115.6 feet to a point on the Northern side of Pryor Road; thence running with the Northern side of Pryor Road, S. 50-10 E. 30 feet to a point; thence continuing on the Northern side of said Pryor Road, S. 45-30 E. 95 feet to a point in the curve of the said Pryor Road; thence with the said curve, S. 88-57 E., 36.3 feet to a point; thence continuing with said Pryor Road, N. 47-35 E., 101.1 feet to the point and place of beginning.

This is the same lot of land conveyed unto the Mortgagors herein by Deed of John F. Boswell and Mildred G. Boswell, dated November 10, 1977, recorded in the R. M. C. Office for Greenville County in Deed Book 1068 at Page 478.

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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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