

State of South Carolina

1577-037

Mortgage of Real Estate



County of GREENVILLE

S.C.
1982

THIS MORTGAGE made this 12th day of August, 1982

by David D. Kennedy

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

(hereinafter referred to as "Mortgagee"), whose address is McAlister Square, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, David D. Kennedy

is indebted to Mortgagee in the maximum principal sum of Thirty-Five Thousand and No/100ths

----- Dollars (\$ 35,000.00). Which indebtedness is

evidenced by the Note of David D. Kennedy of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of \$40,775.00 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 \$ 35,000.00, 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 piece, parcel or lot of land in Butler Township, Greenville County, South Carolina, near the Rock Hill Church and School, lying on the north side of the Old Greenville-Spartanburg Road, but extending across said road, and being bounded on the west and north by the land of Morris H. Duncan, on the east by land of J. L. Elmore, and on the south by the land formerly of Mrs. Vessie Garren, and being described according to a plat of same recorded in Plat Book S at Page 1, as having the following metes and bounds:

BEGINNING at a stake (post oak stump gone) on the south side of the said Old Greenville-Spartanburg Road, joint corner of the Garren land and the J. L. Elmore land, and running thence with the line of the Garren land, said line being on the south side of said Old Greenville-Spartanburg Road S. 61-30 W. 106 feet to a stake on the Garren line on the south side of said road, said stake being the joint corner of the Garren land and the property of Morris H. Duncan; thence with the line of the Morris H. Duncan property across the said Old Road N. 39-00 W., 417 feet to a stake; thence running with the line of the Morris H. Duncan property N. 61-30 E., 106 feet to a stake on the J. L. Elmore line; thence running with the J. L. Elmore line S. 39-00 E. across said Old Road 417 feet to the beginning corner, and containing one (1) acre, more or less.

This being the same property conveyed to the Mortgagor herein by deed from Grace Alma Simmons recorded March 20, 1981, in the RMC Office for Greenville County in Deed Book 1144 at page 701.

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RECORDING OFFICE
GREENVILLE COUNTY, S.C.
1982

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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