

State of South Carolina

County of Greenville

FILED
GREENVILLE CO. S.C.
JAN 25 12 32 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1592 PAGE 745

Mortgage of Real Estate



THIS MORTGAGE made this 20 day of January, 1983

by David A. Sizemore

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 404, Easley, S.C. 29640

WITNESSETH:

THAT WHEREAS, David A. Sizemore
is indebted to Mortgagee in the maximum principal sum of Seventeen Thousand and no/100
Dollars (\$ 17,000.00), Which indebtedness is
evidenced by the Note of David A. Sizemore of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of _____
which is 90 days 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 \$ _____, 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:

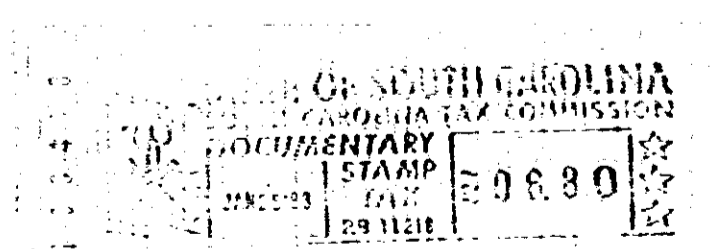
ALL that certain piece, parcel or lot of land, with improvements thereon, situate,
lying and being in Monaghan Mills Village, Greenville, S. C., and being known and
designated as Lot 78, Section I as shown on a plat entitled "A Subdivision for Victor-
-Monaghan Mills, Greenville, South Carolina", made by Pickell & Pickell, Engineers,
Greenville, South Carolina, dated December 20, 1948 and recorded in the RMC office
for Greenville County, S. C. in Plat Book S, at Page 179-181, inclusive, and accord-
ing to said plat being more particularly as follows, to-wit:

BEGINNING at a point on the east side of Frost Street the common front corner of the
herein described lot and Lot 77; thence running along the common line of said lots
South 83-21 East 88.9 feet to point on a fifteen (15') foot alley; thence running
along the west side of said alley South 6-39 West 75 feet to a point; thence running
along the common line of the herein described lot and Lot 79 North 83-21 West 88.9
feet to a point on the east side of Frost Street; thence running along the east side
of Frost Street North 6-39 East 75 feet to the point of BEGINNING. The above describ-
ed lot is known as 15 Frost Street.

The above described property is subject to any all easements and/or rights of way
for roads, utilities, drainage, etc., as appear of record and/or on the premises and
any restrictions, covenants or zoning ordinances affecting such property as appear
record. The above described property is specifically subject to any easements and
rights of way for that certain sanitary sewer line running through said property as
shown in the above referred to plat and to restrictions recorded in Deed Book 382
at Page 10 in the RMC office for Greenville County, S. C.

This is the same property conveyed to mortgagors herein by deed recorded in Deed Book
1181, at Page 317 in the RMC office for Greenville County, Greenville, S.C.

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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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