

State of South Carolina

APR 15 11 22 AM '83

Mortgage of Real Estate



County of GREENVILLE

DONNIE S. TANKERSLEY
R.M.O.

THIS MORTGAGE made this 14th day of April, 1983,

by W. Carlton Dunn

(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, SC 29602

WITNESSETH:

THAT WHEREAS, W. Carlton Dunn is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and No/100ths Dollars (\$ 50,000.00), Which indebtedness is evidenced by the Note of W. Carlton Dunn of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 6 months 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 \$ 50,000.00 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:

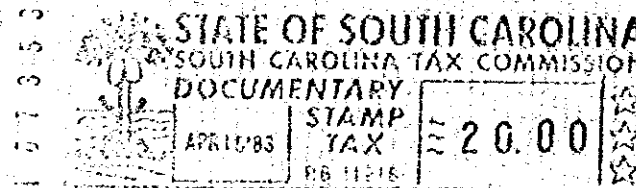
TRACT A

All that certain piece, parcel or lot of land situate, lying and being on the west side of Alder Drive and the south side of Agewood Drive, in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 412, Section V, Sheet One on plat of Westwood Subdivision, made by Piedmont Engineers and Architects, November 28, 1972, recorded in the RMC Office for Greenville, S.C., in Plat Book 4-X, at Page 62, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Agewood Drive at the joint corner of Lots 412 and 413 and runs thence along the line of Lot 413, S. 17-20 E. 205.16 feet to an iron pin in the center of a creek; thence with the center of said creek as the property line, the traverse line being N. 41-50 E. 142.40 feet to an iron pin in the center of said creek on the west side of Alder Drive; thence along the west side of Alder Drive N. 35-10 W. 106.3 feet to an old iron pin at the intersection of Alder Drive and Agewood Drive; thence with the intersection of said drives N. 70-59 W. 40.5 feet to an iron pin on the south side of Agewood Drive; thence with the curve of Agewood Drive (the chord being S. 73-11 W. 37.9 feet) to an iron pin; thence continuing along Agewood Drive N. 88-53 W. 20.3 feet to the BEGINNING corner.

Being the same property conveyed to the mortgagor herein by deed of Artistic Builders, Inc. dated February, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1182 at Page 392.

(continued on rider attached hereto)



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);

S.D.

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