

10-10-31 10302

State of South Carolina

GREENVILLE S.C.

Mortgage of Real Estate



County of GREENVILLE

MAR 30 11 23 AM '84

DONALD B. EASLEY

THIS MORTGAGE made this 29th day of March, 1984

by Marvin S. Spoon

(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. 29641

WITNESSETH:

THAT WHEREAS, Marvin S. Spoon is indebted to Mortgagee in the maximum principal sum of Nine Thousand Two Hundred Seventy Nine and 39/100ths Dollars (\$ 9,279.39 ), Which indebtedness is evidenced by the Note of Marvin S. Spoon of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 04/07/89 which is five (5) years 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 \$ 9,279.39, 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 in the State of South Carolina, County of Greenville, on the eastern side of Hiwassee Drive, near the City of Greenville, being shown as lot #19, on plat of Indian Hills, recorded in Plat Book QQ at Page 11, and described as follows:

BEGINNING at a stake on the eastern side of Hiwassee Drive, 1111.2 feet north from Sulphur Springs Road, at corner of lot 18 and running thence with the eastern side of said drive, N. 9-30 W. 90 feet to an iron pin at the corner of lot 20; thence with the line of said lot N. 80-30 E. 175 feet to an iron pin; thence S. 9-30 E. 90 feet to an iron pin at the corner of lot 18; thence with the line of said lot, S. 80-30 W. 175 feet to the point of beginning.

This is the same property conveyed to the Mortgagor and Ruby D. Spoon by deed of Henry C. Harding dated March 31, 1959 and recorded in the R.M.C. Office for Greenville County in Deed Book 621 at Page 331 on April 13, 1959.

This mortgage is junior in priority to that certain mortgage given to The Western & Southern Life Insurance Company in the original amount of \$9,900.00 recorded in the R.M.C. Office for Greenville County in Mortgage Book 782 at Page 293 on April 13, 1959.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 03.72

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