

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 31st day of August, 19 84

by Nelson Crawford Poe

(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, South Carolina, 29602

WITNESSETH:

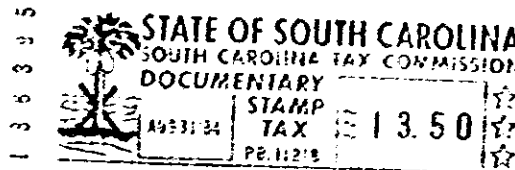
THAT WHEREAS, Nelson Crawford Poe is indebted to Mortgagee in the maximum principal sum of Forty-Five Thousand and No/100 Dollars (\$45,000.00), Which indebtedness is evidenced by the Note of Nelson Crawford Poe of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of which is seven years (7) 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 \$45,000.00, 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, with all buildings and improvements, situate, lying and being on the northern side of Butler Springs Road, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 19 on a plat of HUDSON ACRES, plat thereof prepared by Woodward Engineering & Construction Co. and J. C. Hill, dated June, 1950, recorded in the RMC Office for Greenville County, S. C. in Plat Book Y, page 39, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Butler Springs Road, at the joint front corner of Lots Nos. 19 and 17 and running thence along the joint line of said lots, N. 25 E., 257.5 feet to an iron pin; running thence N. 83-30 E. 239.8 feet to an iron pin at the joint rear corner of Lots Nos. 19 and 21; thence along the joint line of said lots, S. 13-15 W. 204.5 feet to an iron pin on the northern side of Butler Springs Road; thence along the northern side of Butler Springs Road, S. 53-40 W. 133.7 feet to an iron pin; thence continuing along said road, the following courses and distances: S. 75-15 W. 50 feet to an iron pin; thence S. 87-15 W. 50 feet to an iron pin; thence S. 71-15 W. 100 feet to an iron pin the point of beginning.

The above property is a portion of the same conveyed to the Mortgagor by deed of The Peoples National Bank, as Executor of the Estate of Wilton F. May and Clara W. May, recorded August 16, 1972 in Deed Book 952, page 112.



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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