

State of South Carolina

County of Greenville

FILED
GREENVILLE CO. S.C.
APR 25 10 47 AM '83
DONNIE S. HARRIS-SLEY
R.M.C.

BOOK 1603 PAGE 481

Mortgage of Real Estate



THIS MORTGAGE made this 22nd day of April, 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, South Carolina

WITNESSETH:

THAT WHEREAS, David A. Sizemore is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and no/100 Dollars (\$ 15,000.00), 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 ninety (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 piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, S.C., and being more particularly described as Lot 102, Section 1 as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, S.C." made by Dalton and Neves, Engineers, Greenville, S.C., February, 1959 and recorded in the office of the R.M.C. for Greenville County, S.C. in Plat Book QQ, at Pages 56 through 59, reference to said plat being hereby craved for a metes and bounds description.

This proerty is subject to any and all easements and rights of way fo r roads, utilities, drainage, etc. as may appear of record and/or on th epremises and to any covenants, restrictions or zoning ordinances affecting such property as appear of record.

This is the same property conveyed to Mortgagor herein by deed of this date from William V. Nix, Henry J. Nix, Woodrow B. Nix, Martha Ann Langley and Louise N. Gaillard.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
APR 22 1983
TAX \$ 06.00
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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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APR 25 1983