

RECORDED
MAY 6 1 49 PM '83
DONNIE S.)
R.M.C. EASLEY

30,1605 585

State of South Carolina

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 5th day of May, 19 83,

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 Twenty Thousand and no/100
Dollars (\$ 20,000.00), 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 360 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 situate, lying and being in the State of South Carolina, County of Greenville, lying on the north side of Oak Street (also known as Fairbanks Street) and according to plat prepared by Robert R. Spearman, Surveyor, dated May 5, 1983, and recorded in Plat Book 9-5, at Page 43 in the office of the RMC for Greenville County, S.C., said property is more particularly described as follows, to-wit:

BEGINNING at a point on the north side of Oak Street (also known as Fairbanks Street) the common front corner of the herein described lot and other property of Sizemore; thence running along the common line of said lots North 43-58 West 103.18 feet to a point; thence running along the common line of the herein described property and other property of Sizemore South 42-22 West 112.75 feet to a point; thence running along the common line of the herein described lot and property now or formerly of Hudgens South 48-34 East 94.10 feet to a point on the north side of Oak Street; thence running along the north side of Oak Street North 47-13 West 105.0 feet to the point of BEGINNING.

The above described property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc., as appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as appear of record.

The above described property is a portion of the same conveyed to the Mortgagor herein by deed from William V. Nix, et. al. dated April 27, 1983, and recorded in Deed Book 1186, at Page 971 in the RMC office for Greenville County, S.C.

6
83
049

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY 1983 TAX \$ 08.00

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);

0000
20-028