

State of South Carolina

GREENVILLE

Mortgage of Real Estate



County of GREENVILLE

GREENVILLE

THIS MORTGAGE made this 1 day of July, 19 83

by DONALD R. BLACKWELL

(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, S C 29602

WITNESSETH:

THAT WHEREAS, Donald R. Blackwell

is indebted to Mortgagee in the maximum principal sum of FORTY-FOUR THOUSAND ONE HUNDRED SEVEN AND 69/100 Dollars (\$ 44,107.69 ). Which indebtedness is

evidenced by the Note of Donald R. Blackwell of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of which is 120 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 \$ 44,107.69 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 tract of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, containing 1.007 Acres as shown on plat of Property of Donald R. Blackwell made by James R. Freeland, Engineer May 6, 1981, recorded in the RMC Office for Greenville County in Plat Book 8-0, page 66, and having according to said plat the following courses and distances, to wit:

BEGINNING at iron pin on Batesville Road and running thence along right of way of said Batesville Road N. 48-21 W. 141.68 feet to iron pin; thence turning and running N. 3-21 W. 35.35 feet to iron pin at point reserved for 60-foot street right of way; running thence N. 41-39 E. 240 feet to iron pin; running thence along property now or formerly of Waggoner S. 48-21 E. 166.68 feet to iron pin; running thence S. 41-39 W. 265 feet to iron pin on Batesville Road, the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Donald F. Waggoner on May 8, 1981, recorded in the RMC Office for Greenville County on May 11, 1981, in Deed Book 1147, page 818.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON 07/11/83 AT 10:00 AM. BY [unclear]

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).

4325 (RV-2)