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BOOK 1616 PAGE 657

DONNIE S. TANKERSLEY
R.M.C.)

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE)

THIS MORTGAGE made this 14 day of July, 19 83

by J. T. Snipes and Diane K. Snipes

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is 304 East North Street, P. O. Box 1329, Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, J. T. Snipes and Diane K. Snipes is indebted to Mortgagee in the maximum principal sum of Thirty-Two Thousand and No/100 Dollars (\$32,000.00), Which indebtedness is evidenced by the Note of J. T. Snipes and Diane K. Snipes of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 1/10/84 which is 180 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 \$ 32,000.00 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:

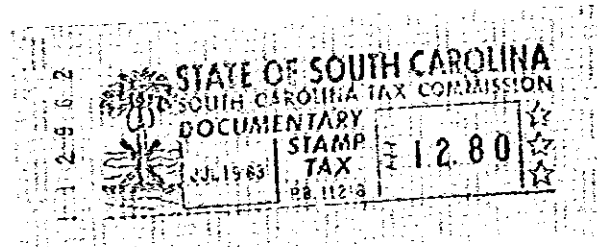
ALL that certain piece, parcel, tract or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and in Chick Springs Township, being known and designated as Property of Juanita Terry Brown on plat made by Carolina Engineering & Surveying Company Engineers, July 6, 1966, having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the westerly side of Sleepy Hollow Drive and running thence S 78-35 W 199.5 feet to an iron pin; thence S 78-24 W 201 feet to a stone and old iron pin; thence N 16-41 W 117.2 feet to a stone and old iron pin; thence N 72-10 E 305 feet to an old iron pin; thence S 38-23 E 98 feet to an old iron pin; thence S 56-18 E 89 feet to the beginning corner.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

This is the same property conveyed to the Mortgagors herein by general warranty deed of Richard A. Halpern dated February 24, 1982 recorded in the RMC Office for Greenville County in Deed Book 1163 at Page 11.

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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):