

State of South Carolina

1628 346

Mortgage of Real Estate



County of Greenville

FILED
GREENVILLE
SEP 30 11 51 AM '83

THIS MORTGAGE made this 29th day of September, 1983

by Ronald F. Fleming

(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, S.C. 29640

WITNESSETH:

THAT WHEREAS, Ronald F. Fleming
is indebted to Mortgagee in the maximum principal sum of Twenty thousand and 00/100
Dollars (\$ 20,000.00), Which indebtedness is
evidenced by the Note of Ronald F. Fleming of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 9-8-93
which is ten years 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 \$ 20,000.00 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 or tract of land in the State of South Carolina, County of Greenville containing 5.53 acres more or less and being a portion of Tract B on plat surveyed by Joseph Montgomery, Surveyor, dated December 27, 1976 and having the following metes and bounds to-wit:

BEGINNING at an old iron pin on the southern edge of West Georgia Road at the northwestern corner of the within described Tract and running thence N.57-33E. 308.34 feet more or less to an iron pin at corner of other property of Ronald F. Fleming; thence S.31-13E. 420 feet to an iron pin; thence S.22-11E. 313.6 feet to an iron pin; thence S.72-15W. 354.1 feet to an iron pin; thence N.23-53W. 652.39 feet to an iron pin being the point of beginning.

ALSO that portion of Tract C lying between the above described property and West Georgia Road. Beginning at old iron pin at joint corner of Tracts B and C and running thence N.23-53W. 33.3 feet to an iron pin on the southern edge of West Georgia Road; thence along edge of West Georgia Road N.57-03E. 308 feet more or less to a point on West Georgia Road; thence S.23-53E. 34 feet more or less to an iron pin; thence along joint line of Tracts B and C S.57-33W. 308.34 feet to the point of beginning.

THIS is a portion of that property conveyed to the mortgagor and Jimmy C. Langston by deed of Robert Robinson recorded in the RMC Office for Greenville County July 20, 1976 and by deed of Jimmy C. Langston to the mortgagor by deed recorded in the RMC Office for Greenville County January 5, 1976.

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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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