

State of South Carolina

FILED  
GREENVILLE  
OCT 21 3 14 PM '83  
JOHN R. ...

BOOK 1632 PAGE 3

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 12th day of OCTOBER, 19 83,

by GUS D. BIKAS AND JUDY R. BIKAS

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street,  
Greenville, South Carolina,

WITNESSETH:

THAT WHEREAS, GUS D. BIKAS and JUDY R. BIKAS  
is indebted to Mortgagee in the maximum principal sum of THIRTY FIVE THOUSAND AND NO/100-----  
Dollars (\$ 35,000.00 ), Which indebtedness is  
evidenced by the Note of GUS D. BIKAS and JUDY R. BIKAS of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 10/15/87  
which is four 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 \$ 35,000.00, 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 lot of land in the County of Greenville, State of South  
Carolina, being known and designated as Lot No. 224, Section III-B,  
of Westcliffe Subdivision, as shown on a Plat thereof prepared by  
Piedmont Engineers & Architects, recorded in Plat Book 333, at Page 73,  
of the RMC Office for Greenville County, S. C., and having, according  
to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Eastcliffe Way, joint  
front corner of Lots 223 and 224, and running thence with the joint  
line of said Lots, N. 25-15 W., 170.1 feet to an iron pin; thence  
turning S. 55-36 W., 135 feet to an iron pin; thence turning S. 25-46 E.,  
172.6 feet to an iron pin on the Northerly side of Eastcliffe Way;  
thence with the Northerly side of said Street, N. 54-19 E., 132.3 feet  
to the POINT OF BEGINNING.

This is the identical property heretofore conveyed to the Mortgagors  
herein by Deed of T. Walter Brashier, dated February 22, 1973, and  
recorded in the RMC Office for Greenville County, S. C., in Deed  
Volume 968 at Page 272 on Feburary 26, 1973, at 9:36 a.m.

RECORDED IN RMC OFFICE FOR GREENVILLE COUNTY, S. C.  
OCT 21 1983 14.00

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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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