SELECTION S. C.

State of South Carolina

SOURCE TO A COLLY

Mortgage of Real Estate



GREENVILLE County of THIS MORTGAGE made this 23 day of January , 19 84 LOUISE H. SIMS (hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO. (hereinafter referred to as "Mortgagee"), whose address is P. O. Box 189 Piedmont, S. C. 29673 WITNESSETH: Louise H. Sims THAT WHEREAS, _ is indebted to Mortgagee in the maximum principal sum of FOUR THOUSAND ONE HUNDRED SIXTY-ONE Dollars (\$ 4,161.48 AND 48/100 ____), Which indebtness is Louise H. Sims evidenced by the Note of _____

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

which is ____February 8, 1987 ____ after the date hereof) the terms of said Note and any agreement modifying it

date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of _

indebtedness outstanding at any one time secured hereby not to exceed \$\frac{4,161.48}{4,161.48}\$, 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 lot of land with all improvements thereon in Oaklawn Township, Greenville County, State of South Carolina, in School District 4-G on the east side of Grove Creek, adjoining lands now or formerly owned by W. W. Stover, Tripp, McMahan's and possible others, containing two (2) acres, more or less, having the following description:

BEGINNING at a point in the Old Georgia Road, joint corner of property now or formerly owned by Tripp, Stover, Cannon and possibly others, thence in a southern direction 300 feet to a point on line of John R. Eaton and Montine Easton; thence east along line of John R. Eaton and Montine Eaton 290 feet 4 inches to a point, joint corner of John R. Eaton and Montine Eaton and others; thence north along line of John R. Eaton and Montine Eaton 300 feet, joint corner of McMahans and others; thence in a western direction 290.4 feet along Stover line to point of beginning.

This being same property conveyed to Mortgagor herein by deed of Cora Henderson recorded November 8, 1983, in Deed Book 1200, page 121.

STATE OF SOUTH CAROLINA

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DOCUMENTARY

STAMP

TAX

BB 116.18

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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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