

State of South Carolina

GREENVILLE S.C.

VOL 1668 PAGE 13

Mortgage of Real Estate



County of GREENVILLE

JUN 15 2 23 PM '84

DONNIE R.H.C. MERSLEY

THIS MORTGAGE made this 15th day of June, 19 84.

by Charles R. Pickelsimer and Elaine B. Pickelsimer

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO. (P.O. Box 189, Piedmont)

(hereinafter referred to as "Mortgagee"), whose address is PO. Box 189, Piedmont, S.C. 29673

WITNESSETH:

Machinery Maintenance & Rebuilders, Inc.

THAT WHEREAS, Machinery Maintenance & Rebuilders, Inc. is indebted to Mortgagee in the maximum principal sum of Twenty Five Thousand and no/100 Dollars (\$ 25,000.00). Which indebtedness is evidenced by the Note of Machinery Maintenance & Rebuilders, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is June 22, 1989 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 \$ 25,000.00 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, with the improvements thereon, in the County of Greenville, State of South Carolina, near the City of Greenville and being shown as lot 49 on plat of Longforest Acres recorded in the R.M.C. Office for Greenville County in plat book "JJJ" at page 53 and page 79, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Vinson Drive, at the corner of lot 50, and running thence S 77-13 W 165 feet to an iron pin at the corner of lot 50; thence S 12-47 E 100 feet to an iron pin at the rear corner of lot 48; thence with it N 77-13 E 165 feet to an iron pin on the western side of Vinson Drive; thence with the western side of Vinson Drive N 12-47 W 100 feet to the point of beginning.

This is the same property conveyed to us by Raymond C. & Marion S. Trude in deed book 956 page 48 recorded September 22, 1972.

This mortgage is second to and junior in lien to that certain mortgage to Fidelity Federal Savings & Loan Association in the original sum of \$18,300.00 as will appear in mortgage book 1250 page 411.

This mortgage is given to secure a loan by Southern Bank & Trust Co. to Machinery Maintenance & Rebuilders, Inc.

JUN 15 84 052

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX JUN 15 '84 \$ 10.00 PA 11212

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);

OCCTD 20-028

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