

F. D. R.
GREENVILLE CO. S.C.

Feb 23 1976

MORTGAGE

1346 pg 537

PLAT OF BIRNAM WOODS

1976

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor, as

Jimmy L. Stephens _____, hereinafter referred to as the
Mortgagor, First Piedmont Bank and Trust Company,
Greenville, South Carolina, herein "Lender".

WHEREAS, the Borrower is indebted to the Lender in the sum of Six Thousand Five Hundred and
No/100----- Dollars \$6,500.00 as evidenced by the Borrower's promissory Note of
even date herewith, herein "Note", the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable.

February 11, 1976 and

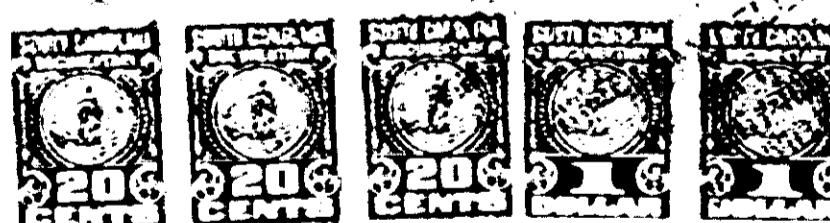
WHEREAS, the Borrower may have borrowed other monies from the Lender, which term as used throughout
this Mortgage Agreement shall include any Holder, which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of Six Thousand
Five Hundred and No/100 Dollars \$6,500.00

NOW, THEREFORE, KNOW ALL MEN, that the Borrower, jointly and severally if more than one, in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 \$3.00 Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon, to all other sums, with interest thereon, advanced in accordance herewith to protect the
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained, and (c)
all other money herebefore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and all modifications, extensions, rearrangements or renewals of any of (a) or (c).

All hereinafter collectively called the "Obligations", with the limitation that the total principal amount of said Obliga-
tions secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant, bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

All that piece, part or lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying
and being in the County of Greenville, State of South Carolina, on the eastern side of
Birnam Court and being known and designated as Lot No. 5 of BIRNAM WOODS Subdivision,
plat of which is recorded in the RMC Office for Greenville County in Plat Book 5-D
at Page 56 and having such metes and bounds as shown thereon, reference to said plat
being made for a more complete description.



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