

Vol 1633 p. 557

State of South Carolina FILED GREENVILLE CO. S.C.

Mortgage of Real Estate



County of Greenville DONNA S. WENSLEY R.M.C.

THIS MORTGAGE made this 28th day of October, 1983

by JOHN MASI and CARY V. MASI

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, JOHN MASI and CARY MASI DBA The Radiator Shop is indebted to Mortgagee in the maximum principal sum of TEN THOUSAND ONE HUNDRED FIFTY AND NO/100 Dollars (\$ 10,150.00 ), Which indebtedness is evidenced by the Note of John Masi and Cary Masi DBA The Radiator Shop of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is October 18, 1986 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 \$ 10,150.00 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 lot of land in the County of Greenville, State of South Carolina, on Cannon Road, being shown and designated as Lot No. 2 on plat of CAIN ACRES recorded in the RMC Office for Greenville County, S.C., in Plat Book 8-P at Page 17, and having such metes and bounds as shown thereon.

This is the same property conveyed to John Masi by deed of Barbara L. Cain as Custodian, recorded on August 10, 1983, in the RMC Office for Greenville County, S.C., in Deed Book 1194 at Page 201. John Masi conveyed a one-half interest in said property to Cary V. Masi by deed to be executed and recorded of even date herewith.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. ON OCT 30 1983. STAMP TAX \$ 04.08

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. ON OCT 30 1983

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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