

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

RECORDED
JUL 27 4 37 PM '84
DEPT. OF REVENUE

THIS MORTGAGE made this 27th day of July, 19 84,

by Madeline H. Freeman

(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, South Carolina, 29602

WITNESSETH:

THAT WHEREAS, Allen L. Freeman is indebted to Mortgagee in the maximum principal sum of Eighty Thousand and no/100 Dollars (\$ 80,000.00), Which indebtedness is evidenced by the Note of Allen L. Freeman of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is July 27, 1985 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 \$ 80,000.00, 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:

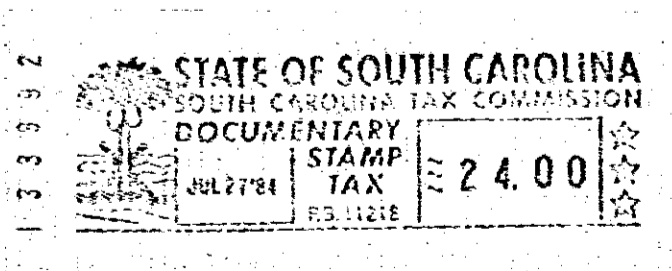
ALL that certain piece, parcel or lot of land, with any and all improvements thereon, lying, being and situate on the north side of Rock Creek Drive, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 285 on a plat of Second Revision Of Traxler Park, recorded in Plat Book G at Pages 115 and 116 in the R.M.C. Office for Greenville County, and having according to said Plat, and according to a more recent survey prepared by J. C. Hill, Surveyor, dated July, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Rock Creek Drive, joint front corner of Lots 285 and 286, which pin is located 707.2 feet from the intersection of Rock Creek Drive and Byrd Boulevard, and running thence along the common line of said Lots N 25-23 W 219.4 feet to an iron pin; thence N 62-34 E 70.05 feet to an iron pin; thence along the north side of Rock Creek Drive S 59-17 W 70.3 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above-described property.

This is the identical property conveyed to the Mortgagor by Eileen C. Kulp, Executrix under the Will of Ruth Hardman Newman, by Deed recorded simultaneously herewith.

SC70 -- 1 JUL 27 84 1487



4.0001

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);