

State of South Carolina

FILED
GREENVILLE CO. S.C.

VOL 1683 PAGE 689
Mortgage of Real Estate



County of GREENVILLE

SEP 28 2 35 PM '84
C.B.W. by M.E.W.
DONNIE S. HARRISLEY

THIS MORTGAGE made this 27th day of September, 1984

by CLEVELAND B. WILSON and MARTHA E. WILSON

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

(hereinafter referred to as "Mortgagee"), whose address is 1 Shelter Centre, P. O. Box 1329, Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, CLEVELAND B. WILSON and MARTHA E. WILSON is indebted to Mortgagee in the maximum principal sum of SEVENTY-THREE THOUSAND SEVEN HUNDRED THIRTY-FIVE AND 10/100----- Dollars (\$ 73,735.10). Which indebtedness is evidenced by the Note of CLEVELAND B. WILSON and MARTHA E. WILSON of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 365 days 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 \$ 73,735.10, 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 situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the southern side of Riverside Drive, being shown and designated as the northern 270 feet of Lot No. 8 and the eastern 22 feet of Lot No. 7 on a plat of MARSHALL FOREST prepared by Dalton & Neves, dated October, 1982, recorded in in the RMC Office for Greenville County, S.C., in Plat Book H at Page 133, and having, according to a more recent plat of the Property of Cleveland B. Wilson and Martha E. Wilson, prepared by Carolina Surveying Co., dated April, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Riverside Drive at the joint front corner of Lots 8 and 9 and running thence with the common line of said lots S. 4-40 E. 270 feet to an iron pin on the northern side of Club Drive; thence with said drive S. 85-20 W. 122 feet to an iron pin; thence in a new line through Lot 7, N. 4-40 W. 270 feet to an iron pin on the southern side of Riverside Drive; thence with the southern side of said drive N. 85-20 E. 122 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of James B. Ely recorded January 29, 1982, in the RMC Office for Greenville County, S.C., in Deed Book 1161 at Page 617.

This is a second mortgage and in junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association of South Carolina recorded April 25, 1984, in the RMC Office for Greenville County, S.C., in Mortgage Book 1659 at Page 217, securing \$125,000.00.

SC22664 1984

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
SEP 28 1984
PB 112.8
22.14

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):

BRB

27-92372