

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate



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JOHN...
RMC
RIVERSLEY

1524 270

THIS MORTGAGE made this 11 day of November, 19 80,

by SANDRA G. BALDAUFF

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, SANDRA G. BALDAUFF
is indebted to Mortgagee in the maximum principal sum of FIVE THOUSAND AND NO/100
Dollars (\$ 5,000.00), which indebtedness is
evidenced by the Note of SANDRA G. BALDAUFF, DATED NOVEMBER 5, 1980
date hereof; said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is forty-eight months 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 \$ 5,000.00, 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 situate, lying and being in the
State of South Carolina, County of Greenville, being known and designated as
Lot 13, on plat of Brook Glenn Gardens which is recorded in the RMC Office for
Greenville County in Plat Book JJJ, Page 85, and having according to said plat
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Ravensworth Road at the joint
front corner of Lots 13 & 14, running thence with the line of Lot 14, S. 60-17 W.,
150 feet to an iron pin at joint rear corner of Lots 13 & 14; thence turning and
running N. 29-43 W., 110 feet to an iron pin at joint rear corner of Lots 12 & 13;
thence turning and running with the line of Lot 12 N. 60-17 E., 150 feet to an
iron pin on Ravensworth Road; thence with said Road S. 29-43 E., 110 feet to the
point of beginning.

This is the same property conveyed to the above named mortgagor by deed of
John N. Bering and Marilyn S. Bering which is recorded in the RMC Office for
Greenville County in Deed Book 1085, page 355. Deed recorded August 16, 1978/

This mortgage is junior in lien to that mortgage given to Collateral Investment
Company in the original amount of \$39,500.00 which is recorded in the RMC Office
for Greenville County in Mortgage Book 1392, page 797 on March 29, 1977, having
a current balance of \$38,615.72.

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OFFICE OF SOUTH CAROLINA
DOCUMENTARY
NOV 23 1980
\$ 62.00

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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