

State of South Carolina

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Mortgage of Real Estate

County of GREENVILLE

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CO. S. C.
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THIS MORTGAGE made this 6th day of March 19 81

by Charles T. Roy, Jr. and Janeice W. Roy

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

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

WITNESSETH:

THAT WHEREAS, Charles T. Roy, Jr. and Janeice W. Roy is indebted to Mortgagee in the maximum principal sum of Twenty-Two Thousand and no/100 Dollars (\$ 22,000.00), which indebtedness is evidenced by the Note of Charles T. Roy, Jr. of even date here with, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$ 22,000.00, 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 piece, parcel or lot of land situate, lying and being on the northern side of Craigwood Court, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 2 on a plat entitled "Section Four, Elizabeth L. Marchant", prepared by Dalton & Neves Co., dated February, 1979, recorded in the RMC Office for Greenville County in Plat Book 7-X, at page 60, reference to which is craved for a more complete description thereof.

This is the identical property conveyed to the Mortgagors herein by deed of Pleasantburg Upholstering Company, dated February 27, 1981, and recorded in the RMC Office for Greenville County in Deed Book 1143, at page 294, on MARCH 6, 1981.

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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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