

State of South Carolina

FILED
GREENVILLE CO. S. C. Mortgage of Real Estate
ADD: 1538 #AGI 243



County of GREENVILLE

APR 11 4 33 PM '81

THIS MORTGAGE made this 13th day of APRIL S. TANKERSLEY R.M.C., 19 81

by PRESTON S. MARCHANT

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

McAlister Square Branch, Mr. Boice Benjamin, Branch Manager

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, Greenville, SC 29602

WITNESSETH:

PRESTON S. MARCHANT

THAT WHEREAS, PRESTON S. MARCHANT is indebted to Mortgagee in the maximum principal sum of Thirty Thousand and No/100 Dollars (\$30,000.00), which indebtedness is evidenced by the Note of Crystal Palace, Inc. a corporation, [Upon which note Mortgagor is even an endorser. date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 180 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 \$ 30,000.00 -- 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:

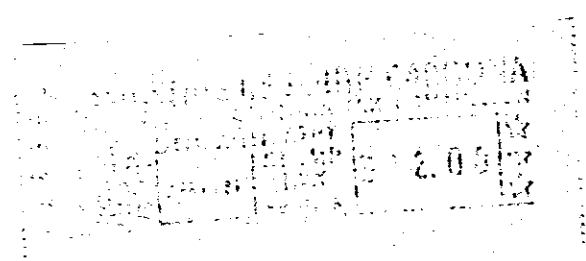
ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the Southeast side of SC Highway No. 291 and being shown as a portion of Lots 23, 24, 25, 26, 27, 28 and 29 as shown on plat entitled "Paramount Park", prepared by Piedmont Engineering Service in July, 1949, which plat is recorded in the RMC Office for Greenville County, SC, in Plat Book W at Page 47 and having the following metes and bounds:

BEGINNING at a point on the Southeast side of SC Highway No. 291, joint front corner of property now or formerly of Leslie; thence with the Southeast side of said right-of-way N 46-41 E 425 ft. to an iron pin; thence through Lot 29 S 43-15 E 126.2 ft. to an iron pin; thence with the rear lines of Lots 40, 41, 42, 43, 44, 45, 46, S 46-45 W 425 ft. to an iron pin; thence with the line of property now or formerly of Leslie through Lot 23, N 43-15 W 125 ft. to point of beginning.

BEING part of the property conveyed to Preston S. Marchant by deed of Fred P. McGowan Jr., Master, dated April 5, 1971, recorded at Deed Book 912 at Page 235.

It is understood that this mortgage is a Second Mortgage, junior in lien to a certain mortgage executed by the said Mortgagor in favor of Fidelity Federal Savings & Loan Assoc. dated August 13, 1976, in the sum of \$115,000.00 favor recorded in said RMC Office in Mortgage Book at page MB 1375 at page 320.

5CTO --- / APR 14 81 1357



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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