

State of South Carolina

FILED
GR: _____ CO. S. C.

REG 1543 12.1970
Mortgage of Real Estate 

County of GREENVILLE

JUN 11 3 35 PM '81
JOHN W. BERSLEY
RMC

THIS MORTGAGE made this 11th day of June, 1981

by James R. Clardy, Jr.

(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, S.C. 29602

WITNESSETH:

THAT WHEREAS, James R. Clardy, Jr.
is indebted to Mortgagee in the maximum principal sum of Twenty thousand and No/100
----- Dollars (\$ 20,000.00), which indebtedness is
evidenced by the Note of James R. Clardy, Jr. of even
date herewith, said principal together with 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 \$ 20,000.00, 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 Gatling Avenue, in the City of Greenville, County of
Greenville, State of South Carolina, and being known as Lot No. 240 of
a subdivision known as Augusta Road Ranches, plat of which is recorded
in the RMC Office for Greenville County in Plat Book M, at Page 47, said
lot having such metes and bounds as follows:

BEGINNING at an iron pin on the northwestern side of Gatling Avenue at
the joint front corner of Lot Nos. 240 and 241 and running thence with
the joint line of said lots N. 0-13 E. 140 feet to an iron pin; thence
N. 89-47 E. 60 feet to an iron pin; thence S. 0-13 E. 140 feet to an
iron pin on Gatling Avenue; thence with the northeastern side of said
Avenue S. 89-47 W. 60 feet to the point of beginning.

This being the same property conveyed to James R. Clardy, Jr. by deed of
the Secretary of Housing and Urban Development as recorded in Deed Book
1149 at Page 396 on June 4, 1981.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
JUN 11 1981
\$ 08 00
R. B. HARRIS

400 8 20701801

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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