

State of South Carolina

County of GREENVILLE

GREENVILLE CO. S. C.
FILED
JUL 31 4 02 PM '81
DONNIE S. TANKERSLEY
R.M.C.

Mortgage of Real Estate

BOOK 1548 PAGE 668



THIS MORTGAGE made this 31 day of JULY, 19 81

by ROBERT W. KNOX by his Attorney-in-fact, Winsor E. Carpenter

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

(hereinafter referred to as "Mortgagee"), whose address is PO Box 1329, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, ROBERT W. KNOX is indebted to Mortgagee in the maximum principal sum of FORTY EIGHT THOUSAND EIGHT HUNDRED Dollars (\$ 48,800.00), which indebtedness is evidenced by the Note of Robert W. Knox of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is one year 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 \$ 48,800.00, 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 unit, situate, lying and being on the southeastern side of North Main Street, in the city of Greenville, county of Greenville, state of South Carolina, being known and designated as UNIT 1 of NORTHGATE TRACE HORIZONTAL PROPERTY REGIME as is more fully described in Master Deed dated July 2, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1151 pages 35 through 121, on July 2, 1981 and further shown on survey and plot plan entitled "NORTHGATE TRACE" dated June 1981 prepared by W. R. Williams, Jr., RLS, and recorded in the RMC Office for Greenville County, S. C. in deed book 1151 at page 75 on July 2, 1981.

This is the same property conveyed to Robert W. Knox and Sen T. Knox by Garraux Associates, a South Carolina Limited Partnership, by deed of even date herewith to be recorded.

SC70 --- JUL 31 81 734

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUL 31 81 TAX 19.52
L.B. 11218

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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