

State of South Carolina

FILED  
GREENVILLE CO. S. C.

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Mortgage of Real Estate 36



County of GREENVILLE (DONNIE S. TANKERSLEY)  
R.M.C.

THIS MORTGAGE made this 4th day of August, 1981,

by Jack D. Sloan, 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, South Carolina

WITNESSETH:

THAT WHEREAS, Jack D. Sloan, Jr. is indebted to Mortgagee in the maximum principal sum of Seventy-Six Thousand Six Hundred Twenty-Four and 20/100 Dollars (\$76,624.20), which indebtedness is evidenced by the Note of Jack D. Sloan, 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 60 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 \$ 76,624.20, 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located in the Southeastern corner of the intersection of LeGrand Boulevard with McAlister Road, in the City of Greenville, Greenville County, South Carolina, being a portion of property shown in a revised portion of Sherwood Forest, made by Dalton & Neves, Engineers, dated November, 1953, recorded in the RMC Office for Greenville County, S. C. in Plat Book GG page 23, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern side of LeGrand Boulevard (said point being located N. 63-31 W., 150 feet from the Southwestern corner of the intersection of LeGrand Boulevard with South Pleasantburg Drive), and running thence S. 26-04 W., 200 feet to a point; thence N. 63-31 W. 241.9 feet to a point on the right of way of the McAlister Road; thence along the Eastern side of McAlister Road, N. 26-47 E., 200.1 feet to a point at the intersection of McAlister Road with LeGrand Boulevard; thence along the Southern side of LeGrand Boulevard, S. 63-31 E., 239.4 feet to the point of beginning.

LESS AND EXCEPT that portion of the above described tract conveyed by Jack D. Sloan, Jr. to the City of Greenville by deed dated May 4, 1978, recorded June 2, 1978, in the RMC Office for Greenville County in Deed Book 1080 at Page 338, and having the following metes and bounds, to-wit:

BEGINNING at the southwest intersection of McAlister Road and LeGrand Boulevard and running thence with McAlister Road S. 26-45 W. 200.1 feet, more or less, to an old iron pin; thence S. 63-31 E. 11.1 feet, more or less, to a nail and cap on a new 50 foot right-of-way; thence along the new right-of-way for McAlister Road N. 27-11 E. 185.7 feet, more or less, to an iron pin; thence N. 73-12 E. 21 feet, more or less, to an old nail cap on LeGrand Boulevard; thence along LeGrand Boulevard N. 63-31 W. 27.7 feet, more or less, to McAlister Road, the point of beginning.

This being a portion of the property conveyed to Jack D. Sloan, Jr. from Properties Unlimited, Inc. and is recorded in the RMC Office in Deed Book 947 at Page 303 on June 28, 1972.

This mortgage is third and junior in lien to that mortgage given to Greer Federal Savings and Loan Association dated December 2, 1972, recorded December 4, 1972, in the RMC Office for Greenville County, South Carolina, in REM Book 1259 at Page 187, in the amount of \$175,000.00. and that mortgage given to Southern Bank & Trust Company (Greenville, South Carolina) dated December 4, 1980 and recorded in the RMC Office for Greenville County on December 4, 1980 in REM Book 1526 at Page 585, in the amount of \$30,000.00.

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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