

State of South Carolina

RECORDED  
GREENVILLE CO. S. C.

BOOK 1558 PAGE 681

Mortgage of Real Estate



County of Greenville

NOV 24 4 09 PM '81

THIS MORTGAGE made this 24th day of November, 1981,

by Horace A. Porter and Joan E. Porter

(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 29602

WITNESSETH:

THAT WHEREAS, Horace A. Porter and Joan E. Porter is indebted to Mortgagee in the maximum principal sum of Twenty-Five Thousand and No/100----- Dollars (\$ 25,000.00-----), which indebtedness is evidenced by the Note of Horace A. Porter of even date herewith, 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 \$ 25,000.00 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, with all buildings and improvements thereon, situate, lying and being on the eastern side of Over Creek Road, in the Town of Mauldin, Greenville County, South Carolina, being known and designated as Lot No. 95 and a five foot strip of land off the southern side of Lot No. 98, as shown on a plat of Forrester Woods, Section II, made by R. B. Bruce, Surveyor, dated March 17, 1973, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, at Page 64, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Over Creek Road at the joint corner of Lots Nos. 94 and 95 and running thence along the eastern side of Over Creek Road, N. 11-13 E. 105 feet to an iron pin at the joint corner of Lots Nos. 95 and 98; thence continuing along the eastern side of Over Creek Road, N. 11-13 E. 5 feet to a point in the front line of Lot No. 98; thence along a new line through Lot No. 98, S. 78-47 E. 150 feet to an iron pin in the rear line of Lot No. 98; thence along the rear line of Lot No. 98, S. 11-13 W. 5 feet to an iron pin at the joint rear corner of Lots Nos. 95 and 98; thence along the common line of Lots Nos. 95 and 96, S. 11-13 W. 105 feet to an iron pin; thence N. 78-47 W. 150 feet to an iron pin on the eastern side of Over Creek Road, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Jerry L. Sherman and Jeanette M. Sherman, dated December 5, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1069, at Page 692, on December 6, 1977.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
NOV 24 1981  
\$ 19.00  
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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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