

State of South Carolina

REC'D 13 31 PM '81

BOOK 1558 PAGE 790



Mortgage of Real Estate

County of Greenville

GREENVILLE COUNTY SHERIFF'S OFFICE

THIS MORTGAGE made this 30th day of November, 1981.

by Mathias Molitor and Sina A. Molitor

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

(hereinafter referred to as "Mortgagee"), whose address is Grove Road, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Mathias Molitor and Sina A. Molitor is indebted to Mortgagee in the maximum principal sum of Nine Thousand One Hundred Forty-five and 80/100 Dollars (\$ 9,145.80), which indebtedness is evidenced by the Note of Mathias Molitor and Sina A. Molitor of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is December 1, 1986 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 \$ 9,145.80, 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, on the Northwest side of Gatewood Avenue, being shown and designated as Lot Number 192, Section 4 of a subdivision known as POINSETTIA, said subdivision situate within the corporate limites of the Town of Simpsonville, as shown on plat recorded in Plat Book 4-N at Page 24 of the RMC Office for Greenville County.

This is the same property conveyed to the Mortgagors by deed of Phillip J. & Susan C. Legnetti recorded March 16, 1979 in Deed Book 1098 at Page 606 of the RMC Office for Greenville County.

This mortgage is junior in lien to that certain mortgage in favor of Fidelity Federal Savings and Loan Association recorded March 16, 1979 in Mortgage Book 1459 at Page 970 of the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
REC-1121 TAX PR-1121

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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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