

State of South Carolina

S. C.

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Mortgage of Real Estate

County of GREENVILLE

APR '82

WILKINSLEY

THIS MORTGAGE made this 3rd day of June, 1982

by James M. Conway, III

(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 M. Conway, III 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 M. Conway, III of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is eighty four (84) 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 \$ 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 in Austin Township, Greenville County, South Carolina, described as follows:

BEGINNING at an iron pin on the northeast side of Maple Street at the joint corner of the premises herein conveyed and the northwest corner of Lot 8 of the subdivision known as Scarsdale Manor, and running thence with the line of the Scarsdale Manor subdivision N. 54-31 E. 554.5 feet to an iron pin at the northeast corner of Lot 14 of Scarsdale Manor; thence with the line of said Lot 14, S. 38-08 E. 155.1 feet to the southeast corner of Lot 14 on the edge of Scarsdale Street; thence running with the edge of Scarsdale Street N. 54-31 E. 75 feet to a point in the center line of the right of way of the Seaboard Coast Line Railroad; thence running with the center line of the Seaboard Coast Line Railroad in a northwesterly direction 600 feet, more or less, to a point in the center line of said railroad right of way; thence S. 59-03 W. 25 feet to a point on the edge of the right of way of the Seaboard Coast Line Railroad, corner of property heretofore conveyed by grantor to Maple Properties; thence running with the line of Maple Properties, S. 59-03 W. 492 feet to an iron pin on the northeast side of Maple Street; thence along the line of Maple Street, S. 29-44 E. 450 feet, more or less, to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Dera R. Conway which has been recorded in the RMC Office for Greenville County, S.C. in Deed Book 1043 at Page 307 on September 22, 1976.

3 3 02 1029

DOCUMENTARY STAMP 0.00

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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