

State of South Carolina )

S. C.

1574 807  
Mortgage of Real Estate



County of GREENVILLE )

JULY 1982

WASLEY )

THIS MORTGAGE made this 7th day of July, 1982,

by EDWARD H. HEMBREE BUILDERS, INC. and EDWARD H. HEMBREE, INDIVIDUALLY

(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, Edward H. Hembree Builders, Inc. and Edward H. Hembree, individually is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and No/100 Dollars (\$ 50,000.00), which indebtedness is evidenced by the Note of \_\_\_\_\_ 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 hundred eighty days 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 \$ \_\_\_\_\_, 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 those pieces, parcels or lots of land in the County of Greenville, State of South Carolina shown and designated as Lots Nos. 6, 7, 11, 12, 13, 19, 20 and 21 on a plat entitled "Bethel Heights" prepared by Enwright Associates, Engineers and Surveyors dated July 9, 1974, recorded in Plat Book 4R at page 72, and being further identified as Lots Nos. 6, 7, 11, 12, 13, 19, 20 and 21 on a plat entitled "Oakfern Subdivision", prepared by Enwright Associates, Engineers and Surveyors, revised September 7, 1978, and recorded in Plat Book 6H at page 72; reference being craved to the more recent plat for a metes and bounds description thereof.

This being a portion of the property conveyed to Edward H. Hembree Builders, Inc. in Deed Book 1058 at page 547 by deed of Edward H. Hembree dated June 10, 1977. A portion of Lot 21 being property conveyed to Edward H. Hembree and Thomas C. Threatt by deed dated September 25, 1973 and recorded September 26, 1973 in Deed Book 984 at page 794. Thomas C. Threatt conveyed his interest to Edward H. Hembree by deed dated June 18, 1974 and recorded June 21, 1974 in Deed Book 1001 at page 629.

Mortgagor reserves the right to have each lot separately or collectively released from the terms of this mortgage by payment of \$10,000 per lot.

20-028

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
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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);