



Mortgage of Real Estate

County of GREENVILLE

JUL 25 PM '82
SHERLEY

THIS MORTGAGE made this 22nd day of July, 1982,

by Rebecca A. Hill

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO., a South Carolina corporation,

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Rebecca A. Hill (Mortgagor) is indebted to Mortgagee in the maximum principal sum of Ten Thousand and No/100 - - - - - Dollars (\$10,000.00), which indebtedness is evidenced by the Note of Rebecca A. Hill of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is August 15, 1987 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 \$10,000.00, 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 certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being on the southeastern side of Forest View Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 11 of Forest Hills, Addition No. 2, according to that certain plat prepared by Dalton & Neves, Engineers, dated February, 1939, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book J, at page 213, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of the right-of-way for Forest View Drive at the joint front corner of Lots 10 and 11, and running thence along the right-of-way of Forest View Drive N. 64° 30' E., 85 feet to an iron pin at the joint front corner of Lots 11 and 12; thence with the joint side line of Lots 11 and 12 S. 25° 30' W., 170 feet to an iron pin in the rear line of Lot 14; thence with the joint rear line of Lots 11, 14 and 15 S. 64° 30' W., 85 feet to an iron pin at the joint rear corner of Lots 10 and 11; thence with the joint side line of Lots 10 and 11 N. 25° 30' W., 170 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Henry C. Hill, Jr., dated July 22, 1982, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1170 at page 540 and deed of George C. Carpenter and Caroline L. Carpenter, dated October 29, 1976, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1045 at page 341.

This conveyance is subject to rights-of-way, easements, zoning ordinance and restrictions or protective covenants as the same may appear of record.

The lien of this Mortgage is second and subordinate to the lien of that certain Mortgage dated October 29, 1976 between Henry C. Hill, Jr. and Rebecca A. Hill as Mortgagors, in favor of South Carolina Federal Savings and Loan Association, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1381 at page 706.

DOCUMENTARY STAMP \$04.00

TOGETHER with all and singular rights, members, necessaries 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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