



County of Greenville

THIS MORTGAGE made this 23rd day of August, 1982

by Jackie Dean Blanken

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

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

WITNESSETH:

THAT WHEREAS, Jackie Dean Blanken is indebted to Mortgagee in the maximum principal sum of Thirty-Four Thousand Four Hundred Sixty-Two and 80/100 Dollars (\$34,462.80), which indebtedness is evidenced by the Note of Jackie Dean Blanken of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 8/22/85 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 \$34,462.80, 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 tract or lot of land containing 1.37 acres, more or less, located in Grove Township, Greenville County, State of South Carolina, and according to a plat made by J. Coke Smith & Son on September 17, 1948, having the following metes and bounds:

BEGINNING at an iron pin on the Southern side of a neighborhood road, and thence running along said road, S. 76-50 E. 1.65 chains to a point, corner of property of C. V. Vernon; thence along the Vernon line, S. 32-45 E. 7.00 chains to a small twin Spanish oak; thence along the line of J. B. McAlister, N. 61-00 W. 6.73 chains to an iron pin; thence still along the line of J. B. McAlister, N. 14-15 E. 2.93 chains to the beginning corner.

This conveyance is made subject to all restrictions, easements, rights of way, setback lines and roadways of record or on the recorded plat affecting said premises.

This is the same property conveyed by deed of J. C. Cox, Jr. to J. Dean Blanken dated and recorded in the RMC Office, Greenville County Courthouse, October 31, 1962, in Deed Book 710, Page 80.

20-028

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA

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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