

State of South Carolina

BOOK 1598 PAGE 209

FILED
GREENVILLE S.C.

Mortgage of Real Estate

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County of

GREENVILLE

MAR 17 10 27 AM '83

THIS MORTGAGE made this 14th day of March, 1983.

by Janet Parham Maus, now by marriage Janet Parham Rollins

(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, SC 29602

WITNESSETH:

THAT WHEREAS, Janet Parham Maus, now by marriage Janet Parham Rollins is indebted to Mortgagee in the maximum principal sum of Twenty Five Thousand and No/100----- Dollars (\$ 25,000.00). Which indebtedness is evidenced by the Note of Randy C. and Janet M. Rollins of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of March 8, 1984 which is 269 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 \$ 25,000.00, 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 situate, lying and being near the northern corner of the intersection of Furman Hall Road and Old Paris Mountain Road, in the County of Greenville, State of South Carolina, being shown and designated as part Lot 10, part Lot 11, and part Lot 12, on plat entitled "Property of Janet M. Rollins", dated March 14, 1983 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 90, at Page 37, and having, according to said plat, the following metes and bounds:

BEGINNING at iron pin on the eastern side of Old Paris Mountain Road at the corner of part Lot 11 and the premises herein described and running thence with the eastern side of Old Paris Mountain Road, N. 21-28 W. 66.9 feet to an iron pin at the corner of the premises herein described and part Lot 10; thence with the line of part Lot 10 and part Lot 12, N. 86-09 E. 288.4 feet to an iron pin on the northwestern side of Furman Hall Road; thence with the northwestern side of Furman Hall Road, S. 28-10 W. 76.2 feet to an iron pin at the corner of part Lot 11 and the premises herein described; thence with the line of part Lot 11, S. 86-21 W. 227.8 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Grover C. Parham, same as G. C. Parham, dated November 1, 1971 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 932, at Page 144.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY 1983 TAX \$ 10.00

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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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