

State of South Carolina

802-1604 Page 200

Mortgage of Real Estate



County of

GREENVILLE

FILED
GREENVILLE S.C.
APR 28 2 07 PM '83

THIS MORTGAGE made this 28th day of April, 1983

by David Edward Guthrie and Martha M. Guthrie

(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, David Edward Guthrie and Martha M. Guthrie

is indebted to Mortgagee in the maximum principal sum of THIRTY-EIGHT THOUSAND AND NO/100 Dollars (\$ 38,000.00), Which indebtedness is evidenced by the Note of David Edward Guthrie and Martha M. Guthrie of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 4/27/84 which is approximately 1 year 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 \$ 38,000.00, 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, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the western side of Bridgewater Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 188 on plat of Botany Woods, Section IV, prepared by Piedmont Engineering Service, dated August, 1961, recorded in Plat Book YY at Page 23 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the western side of Bridgewater Drive at the joint front corner of Lots 187 and 188 and running thence along the common line of said lots, S. 68-50 W. 155.4 feet to an iron pin at the joint rear corner of said lots; thence S. 17-22 E. 62.8 feet to an iron pin; thence S. 30-28 E. 110 feet to an iron pin at the joint rear corner of Lots 188 and 189; thence along the common line of said lots, N. 57-21 E. 165.4 feet to an iron pin at the joint front corner of said lots on the western side of Bridgewater Drive; thence along said drive, N. 32-05 W. 70 feet to an iron pin; thence N. 26-47 W. 70 feet to an iron pin, the point of beginning.

This property is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or affect the premises.

This is the same property acquired by the Mortgagors herein by deed of E. Mitchell Arnold, dated August 17, 1979 and recorded August 20, 1979 in the RMC Office for Greenville County, SC in Deed Book 1109 at Page 713.

This mortgage is junior and subordinate to that certain Mortgage from Mortgagors herein to Carolina National Mortgage Investment Co., Inc. dated August 17, 1979 in the amount of \$55,000.00, and recorded August 20, 1979 in the RMC Office for Greenville County, SC in Mortgage Book 1477 at Page 598; said mortgage was then assigned to Life Insurance Co. of Georgia, by Assignment dated August 17, 1979 and recorded August 20, 1979 in the RMC Office for Greenville County, SC in Mortgage Book 1477 at Page 602.

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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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 15.20