

JUL 28 3 33 PM '83

NO. 1518 REG. 176

State of South Carolina

DONNIE S. TANNER BLEY  
R.M.C.

Mortgage of Real Estate



County of GREENVILLE )

THIS MORTGAGE made this 28th day of July, 19 83.

by LARRY W. THREATTE

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329,

Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, LARRY W. THREATTE

is indebted to Mortgagee in the maximum principal sum of \_\_\_\_\_  
Ten Thousand and No/100ths Dollars (\$ 10,000.00 ). Which indebtedness is  
evidenced by the Note of Larry W. Threatte of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 7/28/88  
which is Sixty months 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 piece, parcel or lot of land lying in the State of South Carolina,  
County of Greenville, shown as Lot 2 on plat of Fairway Acres, recorded in  
Plat Book FFF at page 64 and having such courses and distances as will appear  
by reference to said plat.

THIS property is the same conveyed to the Mortgagor by deed of Builder  
Marts of America, Inc. and recorded in the RMC Office in Deed Book 1060  
at Page 566.

THE above property is subject to all rights of way, easements and protective  
covenants affecting same appearing upon the public records of Greenville  
County.

THIS mortgage is junior in lien to that certain mortgage assumed by the  
Mortgagor to First Federal Savings and Loan Association, recorded in  
Mortgage Book 1336 at Page 448 having, at the time of assumption, a  
principal balance due of \$26,566.36 with a present balance of \$24,767.99.

RECORDED  
7-28-83

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, of the  
same being deemed part of the Property and included in any reference thereto.

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