

State of South Carolina

FILED  
GREENVILLE S.C.

BOOK 1624 PAGE 615

Mortgage of Real Estate



County of GREENVILLE

SEP 8 11 45 AM '83

DONNIE D. PATTERSON  
R.M.C.

THIS MORTGAGE made this 8th day of September, 1983,

by GORDON E. MANN

(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, South Carolina 29602

WITNESSETH:

THAT WHEREAS, GORDON E. MANN

is indebted to Mortgagee in the maximum principal sum of - - TWENTY-FOUR THOUSAND AND NO/100 - -

- - - - - Dollars (\$ 24,000.00 - - - - -), which indebtedness is evidenced by the Note of GORDON E. MANN of even

date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is TEN (10) Years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

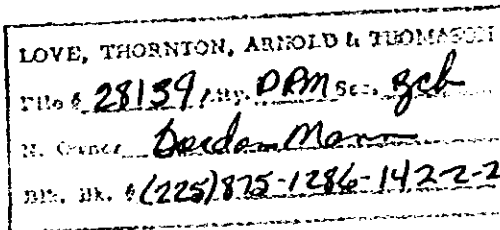
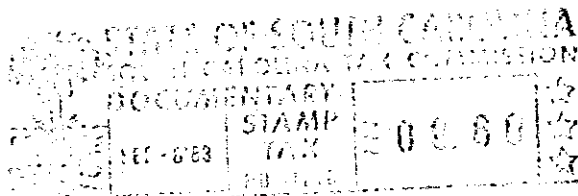
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 24,000.00, 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 lot of land, situate on the southwesterly side of Cedar Lane Court (formerly Hampton Avenue Extension) in the County of Greenville, State of South Carolina, being shown as all of Lot 2 and the major portion of Lot 3 on a plat of the property of "Collins and Williams, Inc." dated November 18, 1969, prepared by Terry T. Dill, Surveyor, and also being shown as Lot A and B on a plat of the property of "410, Inc." dated May 3, 1982, prepared by Jeffery M. Plumblee, Surveyor, recorded in the Office of the R.M.C. for Greenville County in Plat Book 8-Z at page 49, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Cedar Lane Court at the corner of property now or formerly of Childrens Co., Inc., and running thence with Cedar Lane Court S. 49-08 E. 71 feet to an iron pin at the intersection of Cedar Lane Court and St. Clair Street (formerly Hampton Avenue Ext.); thence with St. Clair Street S. 18-59 W. 70.3 feet to an iron pin; thence N. 68-45 W. 100.9 feet to an iron pin; thence N. 19-00 E. 5 feet to an iron pin; thence N. 40-44 E. 94.5 feet to the point of beginning.

This being the same property conveyed to mortgagor by deed of Lois Drexel recorded September 8, 1983, in Deed Book 1195 at Page 954, R.M.C. Office for Greenville County.

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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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