

State of South Carolina

GREENVILLE
SEP 20 4 13 PM '83

BOOK 1526 PAGE 638

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 20th day of September, 19 83,

by Ted V. Howie

(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, Ted V. Howie is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and No/100ths Dollars (\$ 15,000.00), which indebtedness is evidenced by the Note of Ted V. Howie of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is March 19, 1984 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 Mortgagee 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 \$ 15,000.00 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 in the City of Greenville, County of Greenville, State of South Carolina, at the northeastern corner of Vannoy and Poinsett Streets, and having the following metes and bounds according to a plat made by Bordre E. Bedell and recorded in Plat Book D at page 13:

BEGINNING at the northeastern corner of Poinsett and Vannoy Streets and running thence along Vannoy Street N. 33-29 E., 66.7 feet to an iron pin; thence turning and running S. 63-01 E., 105 feet to an iron pin; thence turning and running S. 26-59 W., 66.7 feet to an iron pin on Poinsett Street; thence running along said street N. 63-01 W., 112 feet to the place of beginning.

This being the same property conveyed to the Mortgagor herein and H. R. McConnell by deed from Emma W. Hammett dated November 8, 1963 and recorded in the RMC Office for Greenville County in Deed Book 736 at page 119; and from H. R. McConnell by deed dated August 6, 1970 and recorded in Deed Book 895 at page 479.

This mortgage being junior and second in priority to that certain mortgage to Carolina Federal Savings and Loan Association dated October 29, 1976 and recorded in the RMC Office for Greenville County in Mortgage Book 1381 at page 812 in the original amount of \$12,000.00.

This conveyance is made subject to any and all recorded restrictions, easements and rights-of-way of record.

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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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