

State of South Carolina

County of GREENVILLE

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Mortgage of Real Estate



THIS MORTGAGE made this 26th day of September, 19 83

by Darcus G. Porterfield a/k/a Darcus G. Carlton

(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, Darcus G. Porterfield a/k/a Darcus G. Carlton 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 Darcus G. Porterfield and Thomas H. Porterfield dated 9/23/83 ~~and~~ said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is eight 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 \$ 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 lot of land with improvements lying on the Northeastern side of Baldwin Street in Greenville County, South Carolina, being shown and designated as Lot No. 178 on a Plat entitled "Section No. 1, Subdivision for Abney Mills, Brandon Plant", made by Dalton & Neves, Engineers, dated February, 1959, recorded in the RMC Office for Greenville County, SC, in Plat Book QQ, Page 56, reference to which is hereby carved for the metes and bounds thereof.

This property is also known as 14 Baldwin Street, Brandon, upon which the same fronts for a distance of 64 feet.

This conveyance is subject to rights-of-way, easements, zoning ordinances and restrictions or protective covenants as the same may appear of record.

This being the same property conveyed to the Mortgagor and Asberry Carlton by deed of Fidelity Company, Inc., on June 24, 1960, and recorded in the RMC Office for Greenville County in Deed Book 653 at Page 164. Asberry Carlton conveyed his one-half interest in the said property to the Mortgagor by deed dated September 3, 1981, and recorded in the RMC Office for Greenville County in Deed Book 1154 at Page 938.

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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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