

State of South Carolina

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Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 20th day of September, 1983,

by Louden C. and Julia R. Hoffaen

(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, Louden C. and Julia R. Hoffaen
is indebted to Mortgagee in the maximum principal sum of Twenty-Seven Thousand Five Hundred and No/100
Dollars (\$27,500.00), Which indebtedness is
evidenced by the Note of Louden C. and Julia R. Hoffaen of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 10/1/93
which is 120 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 \$ 27,500.00, 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 situate, lying and being in the City
of Greenville, County of Greenville, State of South Carolina, and known
and designated as Lots 9 and 10, Block A, of a subdivision known as Highland
Terrace, plat of which is recorded in the R.M.C. Office for Greenville County
in Plat Book E at Page 101, and according to said plat has the following
netes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hillcrest Drive at the
joint front corners of Lots 8 and 9, and running thence with the joint line
of said lots S. 9-52 W. 179.8 feet to an iron pin in an alley; running thence
with the alley N. 86-00 W. 100.6 feet to an iron pin at the joint rear corner
of Lots 10 and 11; running thence with a joint line of said lots N. 9-52 E.
190 feet to an iron pin on the southern side of Hillcrest Drive; running
thence with the southern side of said Drive S. 80-08 E. 100 feet to an iron
pin, point of beginning.

THIS is the identical property conveyed to the Mortgagors herein by deed of
Sara Lowrey recorded in the R.M.C. Office for Greenville County November 6,
1981, in Deed Book 1157 at Page 973.

THIS mortgage is junior in lien to that certain note and mortgage heretofore
executed unto Sara Lowrey in the amount of \$43,500.00 and recorded in the
R.M.C. Office for Greenville County November 6, 1981, in Mortgage Book 1157
at Page 973.

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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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