

State of South Carolina

FILED
GREENVILLE COUNTY S.C. Mortgage of Real Estate

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County of Greenville

DEC 5 11 17 AM '83

THIS MORTGAGE made this 1st day of December 1983.

by S. N. Branson and Mildred C. Branson

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 429 210 Hillcrest Drive

LAURENS, SC 29360

WITNESSETH

THAT WHEREAS, S. N. Branson and Mildred C. Branson is indebted to Mortgagee in the maximum principal sum of nine thousand five hundred sixty three & 46/100 Dollars (\$ 9563.46). Which indebtedness is evidenced by the Note of S. N. Branson and Mildred C. Branson of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (The final maturity of which is 8-27-84 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 \$ 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 of that certain parcel or lot of land situated on the north side of the Farrett Bridge Road, near Pleasant Grove Baptist Church, and about 1 1/2 miles southward from Greer in Chick Springs Township, Greenville County, State of South Carolina, and being Lot No. 3 of the property of John E. Greer according to a survey and plat by W. P. Morrow, Registered surveyor dated February 1953, and having the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of said road, corner of Lots Nos. 2 and 3, and running thence along said road, N 51.10 E, 100.5 feet to an iron pin, corner with Lot No. 4; thence along the line of Lots Nos. 3 and 4, 203.5 feet to an iron pin, corner of Lot No. 9; thence along the line of Lot No. 9, S 47.15 W, 100 feet to an iron pin, corner of Lot No. 2; thence along the line of Lot No. 2, 197 feet to the beginning corner.

This being the same property conveyed to the Mortgagors by Deed of Hazel C. Edwards recorded in Deed Book 579 at Page 465 on July 3, 1957 in the REC Office for Greenville County, South Carolina.

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).