

State of South Carolina

FILED
GREENVILLE S.C.
DEC 22 3 10 PM '83
JONAS R. BOLEY
R.M.C.

VOL 1641 PAGE 344

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 22 day of DECEMBER, 1983

by GATEWOOD BUILDERS, INC.

(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

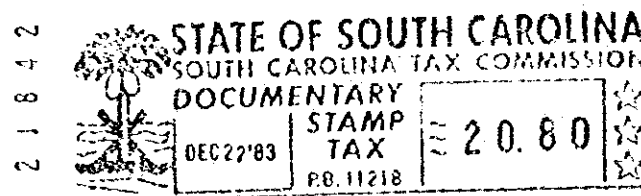
WITNESSETH:

THAT WHEREAS, GATEWOOD BUILDERS, INC. is indebted to Mortgagee in the maximum principal sum of FIFTY-TWO THOUSAND AND NO/100 Dollars (\$ 52,000.00), Which indebtedness is evidenced by the Note of DECEMBER 22, 1983 of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is JUNE 22, 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 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 \$ 52,000.00, 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 with all improvements thereon situate, lying and being on the southern side of RIVERVIEW DRIVE in the County of Greenville, State of South Carolina, and being shown and designated as Lot 122 on a plat of Map of RIVERDALE made by DALTON & NEVES dated July 1957 and recorded in the RMC Office for Greenville County in Plat Book KK at Page 107, reference being had to said plat for a more complete metes and bounds description.

THE above described property is the same acquired by the grantor by deed from HAROLD D. PAYNE and JANET K. PAYNE dated December 22, 1983, to be recorded herewith.



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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