

State of South Carolina

FILED
GREENVILLE S.C.
JAN 5 11 27 AM '84
JUNIOR R.M.C.

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 4th day of January, 1984

by Richard W. Locke, Harvard K. Riddle and K. E. Moody

(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, SC

29602

WITNESSETH:

THAT WHEREAS, Richard W. Locke, Harvard K. Riddle and K. E. Moody is indebted to Mortgagee in the maximum principal sum of Sixteen Thousand and No/100ths Dollars (\$ 16,000.00), which indebtedness is evidenced by the Note of Richard W. Locke, Harvard K. Riddle and K. E. Moody of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 1987 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 \$ 16,000.00 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 those certain pieces, parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville South Carolina as follows:

Property being known and designated as Lot No. 101, Subdivision of Abney Mills, Poinsett Plant, as shown on a plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, page 51, reference to said plat is craved for a metes and bounds description. This being the same property conveyed to the Mortgagors herein by deed of L & R Properties, Inc. recorded in the RMC Office for Greenville County on May 7, 1979, in Deed Book 1101 at page 895.

Property being known and designated as Ward One, located at the corner of Frank Street (formerly Barnes Street) and Pine Street, having the following metes and bounds, to-wit: Beginning at the intersection of Frank Street and Pine Street and running thence with the right of way of Pine Street in a southerly direction 62 feet to the corner of property now or formerly belonging to Samuel Hawkins; thence in a westerly direction 32 feet to a stake; thence in a northerly direction 62 feet to a stake on Frank Street; thence along the right of way of Frank Street 32 feet to the beginning corner. This being the same property conveyed to Richard W. Locke and Harvard K. Riddle by deed of Mary Ann Stone Brown recorded on March 8, 1979, in the RMC Office for Greenville County in Deed Book 1097 at page 980; Richard W. Locke and Harvard K. Riddle having conveyed a one-third interest to K. E. Moody by deed recorded May 7, 1979 in the RMC Office for Greenville County in Deed Book 1101 at page 894.

Property being known and designated as Lots No. 12 and 13 of the property of Central Realty Corporation according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book P at page 69, reference to said plat is craved for a metes and bounds description. This being the same property conveyed to the Mortgagors Locke and Riddle by deed of J. H. Sitton, dated March 26, 1979, and recorded March 27, 1979, in the RMC Office for Greenville County, S. C., in Deed Book 1099 at page 352. Richard W. Locke and Harvard K. Riddle then conveyed a one-third interest in said property to K. E. Moody by deed recorded May 7, 1979, in the RMC Office for Greenville County in Deed Book 1101 at page 894.

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);

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JAN 1984 TAX \$ 06.40
PB 11218

0.78

4328 RV-2