

State of South Carolina

FILED
GREENVILLE S.C.
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Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 20th day of January, 1984

by LARRY EDELL GILSTRAP

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

(hereinafter referred to as "Mortgagee"), whose address is Loan Services Department, 304 E. North Street, P.O. Box 1329, Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, Larry Edsell Gilstrap

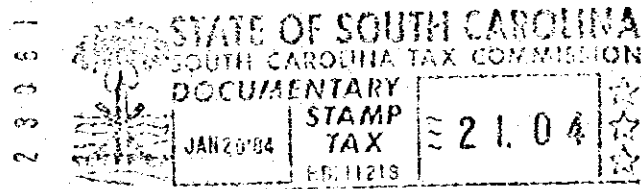
is indebted to Mortgagee in the maximum principal sum of Fifty-Two Thousand Six Hundred and No/100 Dollars (\$ 52,600.00), Which indebtedness is evidenced by the Note of Larry Edsell Gilstrap of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is ten 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 \$ 52,600.00 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 improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the northern side of Lee Road, about one-half mile south of the southern railroad Depot at Taylors, and having the following metes and bounds:

BEGINNING at an iron pin on the northern side of Lee Road, which pin is 166.3 feet from an iron pin at the fire hydrant at the intersection of Lee Road with Morrow Creek Road, and running thence, N. 8-21 E. 207.8 feet to an iron pin; thence, S. 87-0 E., 182 feet to an iron pin at old corner; thence, S. 12-0 W., 257.7 feet to an iron pin on the right-of-way line of Lee Road; thence, with said Lee Road N. 70-22 W. 166.3 feet to the beginning corner.

This is the same property conveyed to the above named mortgagor by deed of William Alvin Phillips and Florine G. Phillips dated April 21, 1960, recorded in the R.M.C. Office for Greenville County in Deed Book 648, page 514 on April 22, 1960.



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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