

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate



RECORDED  
JAN 21 10 31 AM '84  
SOUTH CAROLINA  
R.H.C.

THIS MORTGAGE made this 24 day of January, 1984

by FRANCES E. BROOKS

(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, S. C. 29602

WITNESSETH:

THAT WHEREAS, Frances E. Brooks is indebted to Mortgagee in the maximum principal sum of FIFTEEN THOUSAND AND NO/100 Dollars (\$ 15,000.00 ), Which indebtedness is evidenced by the Note of Frances E. Brooks of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is February 8, 1991 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 \$ 15,000.00, 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 piece, parcel or lot of land with improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 108 on plat of Property of J. P. Rosamond, recorded in the RMC Office for Greenville County in Plat Book H, page 185. and being located on the eastern side of West Decatur Street and having the following metes and bounds, to wit:

BEGINNING at an iron pin on West Decatur Street at the joint front corner of Lots 107 and 108 and running thence along West Decatur Street S. 6-15 W. 95 feet to an iron pin at joint front corner of Lots 108 and 109; running thence S. 84-47 E. 116.7 feet more or less to an iron pin; running thence N. 22-30 E. 50 feet to an iron pin at joint rear corner of Lots 108 and 107; running thence N. 64-45 W. 138 feet to an iron pin, the beginning corner.

This being same property conveyed to the Mortgagor herein by Elizabeth J. Brooks recorded July 22, 1980, in Deed Book 1129, page 684.

This mortgage is junior in lien to that certain mortgage given to C. Douglas Wilson Co. in the original sum of \$8,050.00 recorded August 17, 1964, in Mortgage Book 968, page 491.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
JAN 24 1984  
TAX  
PB 11218  
06.00

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);

4.0001  
20-028

