

State of South Carolina

FILED
GREENVILLE, S.C.
FEB 14 1984
JUNIOR M. ASLEY
R.M.C.

10-18-87 434

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 9th day of FEBRUARY, 1984

by JAMES ALLEN BROWN and HELEN M. BROWN

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

(hereinafter referred to as "Mortgagee"), whose address is PO Box 189 PIEDMONT S.C. 29673

WITNESSETH:

THAT WHEREAS, JAMES ALLEN BROWN & HELEN M. BROWN is indebted to Mortgagee in the maximum principal sum of ELEVEN THOUSAND THREE HUNDRED SIXTY TWO & 14/100 Dollars (\$ 11,362.14), Which indebtedness is evidenced by the Note of JAMES ALLEN BROWN and HELEN M. BROWN of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is February 15, 1989 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 \$ 11,362.14 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 and parcel of land located and situate in Grove Township, and shown on a plat prepared by R.W.Dalton, April 1957 said plat being recorded at the RMC Office for Greenville County in plat book NN at page 69, beginning at a point in the center of Church Road, which point is 61 feet south of the intersection of said Church Road and Reedy Fork Road and running thence with said Church Road the following courses and distances: S. 2-25 E. 100 feet; S. 12-45 E. 150 feet; S. 22-09 E. 265 feet; S. 34-55 E. 185 feet more or less to a point in center of said Church Road; thence leaving said road, the line being the branch, S. 76-27 W. 365 feet to an iron pin; thence N. 67-14 W. 115 feet to an iron pin; thence along the property, or estate of John M. Brown N. 18-15 E. 718 feet to a point in the center of said Church Road, the point of beginning, containing 3.27 acres.

This is the same property conveyed to mortgagors by Robert Lewis Garrison and Ray Brown Garrison by deed dated April 7, 1960 recorded April 12, 1960 in deed vol. 648 page 90 of the RMC Office for Greenville County, S. C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 04.56
FEB 12 1984

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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