

State of South Carolina

10.1349 MAR 89  
Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 23rd day of February, 1984

by HUBERT HOWARD

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

(hereinafter referred to as "Mortgagee"), whose address is 304 E. North Street, P.O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, HUBERT HOWARD is indebted to Mortgagee in the maximum principal sum of FORTY THOUSAND AND NO/100 Dollars (\$ 40,000.00), which indebtedness is evidenced by the Note (revolving Southern Equity Line) HUBERT HOWARD of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the full text of which is 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 \$ 40,000.00 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 and lots of land, having in the aggregate 12.126 acres, more or less, situate, lying and being on the north and south side and near the terminus of Honeysuckle Lane, State of South Carolina, County of Greenville, and being shown as all of Lots 10, 11, 12, 13, 14 and an unnumbered tract of land on plat of Buckhorn Hills, which plat is recorded in the RMC Office in Greenville County, S.C. in Plat Book EE, at Page 147, and having according to a recent plat and survey entitled "Property of the William Eston Thompson Estate" prepared by Freeland & Associates, RLS, dated February 23, 1976, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Honeysuckle Lane, joint front corner of Lots 15 and 14; thence with the joint line of said lots N. 1-18 W. 167.9 feet to an iron pin; thence S. 77-30 E. 290.2 feet to an iron pin at the rear northeast corner of Lot 12; thence S. 80-09 E. 160.5 feet to an old iron pin; thence S. 76-34 E. 482.9 feet to an old iron pin; thence along the rear line of an unnumbered tract and crossing two branches S. 17-34 W. 503.4 feet to an old iron pin near a large oak; thence S. 32-50 W. 238.3 feet to an old iron pin in base of 40" poplar; thence N. 61-01 W. 729.4 feet, crossing a branch to an old iron pin on the bank of a branch, said terminal point being the center of said branch; thence with the center of said branch as the line (along a traverse course of approximately N. 30-21 E.) 134.9 feet more or less to a point in the center of said branch marked by an old iron pin on the bank thereof denominating the southernmost corner of Lot 11; thence with the rear lines of Lots 10 and 11 N. 54-30 W. 105.1 feet to an iron pin; thence N. 19-15 W. 128 feet to an iron pin on the South side of Honeysuckle Lane; thence with the south side of said street and into the temporary cul-de-sac dominating the terminus of said street the following courses and distances: N. 81-49 E. 92.1 feet to an iron pin; S. 83-06 E. 25.0 feet to an iron pin; S. 80-48 E. 144.1 feet to an iron pin; S. 80-48 E. 120.7 feet to an iron pin; thence crossing said temporary cul-de-sac N. 39-42 W. 76 feet to an iron pin on the north side of Honeysuckle Lane, southeastern most corner of Lot 12; thence continuing with said street N. 80-48 W. 179.7 feet to an iron pin; thence still with said street N. 80-48 W. 27.8 feet to an iron pin; thence N. 84-55 W. 52.2 feet, point of beginning.

ALSO: All of the right, title and interest of the Mortgagors in and to the road identified on the plat referred to above as "Honeysuckle Lane".

This is the same property conveyed to the above named grantor by deed of Fannie T. Floyd, James W. Thompson, Sr., Raymond Therrell, Margaret Etta Groce and Marian Lee Stasney dated July 26, 1976, recorded in the RMC Office for Greenville County, SC in Deed Book 1042, page 725 on September 10, 1976.

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):

