

State of South Carolina

Mortgage of Real Estate



County of Greenville

VOL 1572 PAGE 160

THIS MORTGAGE made this 10 day of July, 1984,

by DOUGLAS R. GRIER AND DEBORAH E. GRIER

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

(hereinafter referred to as "Mortgagee"), whose address is One Shelter Center, P. O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, DOUGLAS R. GRIER AND DEBORAH E. GRIER is indebted to Mortgagee in the maximum principal sum of THIRTY THOUSAND AND NO/100 Dollars (\$ 30,000.00), which indebtedness is evidenced by the Note of Douglas R. Grier and Deborah E. Grier of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$ 30,000.00, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the Southern side of Drewry Road, being shown and designated as Lot Number 28 on a plat of Avondale Forest, Section 2, recorded in the RMC Office for Greenville County in Plat Book "BBB" at Page 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Drewry Road, joint corner of Lots 27 & 28 and running thence, S 39-21 E 128.8 feet to a point; thence running, S 48-44 W 150 feet to a point on the Northeastern side of Crafton; thence running along Crafton, N 41-16 W 85 feet to a point; thence following the curve of the intersection of Crafton and Drewery Road, the chord of which is, N 0-46 E 37 feet, to a point on the Southern side of Drewery Road; thence running along Drewry Road, N 43-18 E 100 feet to a point; thence continuing along Drewery Road, N 35-32 E 30 feet to the point of beginning.

This is the same property as that conveyed to the above named mortgagors by deed of Ronald O. Bryant and Patricia L. Bryant dated March 11, 1975, recorded in the RMC Office for Greenville County, SC in Deed Book 1015, Page 885 on March 24, 1975.

This mortgage is junior in lien to that mortgage in favor of American Federal Bank, FSB, formerly known as Fidelity Federal Savings & Loan Association, in the original amount of \$31,500.00, recorded in the RMC Office for Greenville County in Mortgage Book 1335, Page 402 on March 24, 1975.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
JULY 10 1984
\$ 9.00

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):

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