

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE CO. S.C.
FILED
JAN 30 1 34 PM '81
DONNIE S. JONES
R.M.C.

THIS MORTGAGE made this 30th day of January, 19 81.

by RON F. LEVIN

(hereinafter referred to as "Mortgagor") and given to BRIAN C. MCGINNIS and JULIA H. MCGINNIS

(hereinafter referred to as "Mortgagee"), whose address is 100 Sheringham Drive, Easley, S.C. 29640

WITNESSETH

THAT WHEREAS Ron F. Levin is indebted to Mortgagee in the maximum principal sum of Fourteen Thousand and No/100 Dollars (\$ 14,000.00), which indebtedness is evidenced by the Note of Ron F. Levin of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 1, 1986 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 Sect on 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 \$14,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys 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 in the County of Greenville, State of South Carolina, on the Northern side of Stanley Drive, near the City of Greenville, being shown as Unit 42, on plat of Harbor Town, recorded in the RMC Office for Greenville County in Plat Book 5P at Pages 13 and 14, and being more particularly described as follows:

BEGINNING at a point at the joint front corner of Units 42 and 43 and thence running S. 38-30 W., 20.8 feet; thence turning and running N. 51-30 W., 68.5 feet; thence turning and running N. 38-30 E., 20.8 feet; thence turning and running S. 51-30 E., 68.5 feet to the point of BEGINNING.

This is the same property conveyed to the Mortgagor herein by deed of Brian C. McGinnis and Julia H. McGinnis recorded in the Greenville County RMC Office in Deed Book 141 at Page 747 on the 30th day of January, 1981.

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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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