

State of South Carolina

Mortgage of Real Estate



County of Greenville

FILED
S. C.
JUL 2 10 AM '81

THIS MORTGAGE made this 2 day of July, 19 81.

by Otis B. Lockaby

(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, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Otis B. Lockaby is indebted to Mortgagee in the maximum principal sum of SEVEN THOUSAND ONE HUNDRED THIRTY-ONE AND 88/100 Dollars (\$ 7,131.88), which indebtedness is evidenced by the Note of 7/2/81 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 \$ 7,131.88, 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the southern side of Catalina Avenue and being shown with the notation "Surveyed August 28, 1961" according to a plat of May 12, 1961, and revised August 28, 1961 and being recorded in the RMC Office for Greenville County in Plat Book WW at page 152 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Catalina Avenue, which point lies N. 72-30 E. 150 feet from the intersection of Catalina Avenue and Piedmont Park road, and running thence with Catalina Avenue, N. 72-30 E. 102 feet to an iron pin; thence S. 17-30 E. 205 feet to an iron pin on the line of the right-of-way of the Piedmont & Northern Railroad Co.; thence S. 78-19 W. 99.1 feet to a point; thence N. 18-30 W. 195 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Levis L. Gilstrap, dated August 31, 1961 and recorded in the RMC Office for Greenville County in Deed Book 681 at page 229.

This mortgage is second and junior in lien to that certain mortgage to First Federal Savings & Loan Association dated 3/22/67 and recorded in the RMC Office for Greenville County in Mortgage Book 681 at page 229.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
02.88

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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