SEP 2 11 34 AM 182

Mortgage of Real Estate

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County of GREENVILDONNIE 3 LANKERSLEY)

THIS MORTGAGE made this 31st day of August	, 19_82,
BRUCE GIBSON	
hereinafter referred to as "Mortgagor") and given to SOUTHERN BAN	K & TRUST CO.
hereinafter referred to as "Mortgagee"), whose address is $P_{\bullet} = 0$.	Box 404, Easley , South
Carolina 29640	
WITNESSETH: THAT WHEREAS, <u>BRUCE GIBSON</u>	
is indebted to Mortgagee in the maximum principal sum of Fifty Tho	Ousand and No/100
evidenced by the Note ofBruce_Gibson date herewith, said principal (plus interest thereon) being payable as provide which is sixty-one months after the date hereof)	of even ed for in said Note. (the final maturity of <u>Oct. 1</u> , 198
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 \$\,\frac{50,000,00}{,000}\$, 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, parcel or lot of land, together with all improvements thereon, situate, lying and being in Greenville County, State of South Carolina, on the northwestern side of Anders Avenue, and being known and designated as Lot No. 34 on a plat of Section Five, Knollwood Heights, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-P, at Pages 91 and 92, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the northwestern side of Anders Avenue at the joint front corner of Lots Nos. 33 and 34, and running thence along a line of Lot No. 33, N. 70-47-57 W. 75 feet to a point; thence continuing along a line of Lot No. 33, and along a line of Tract A, N. 67-30-32 W. 175.06 feet to a point; thence along a line of Tract B, S. 22-10-45 E. 206.39 feet to a point on the northwestern edge of the cul de sac of Anders Avenue; thence along the northwestern edge of the cul de sac of Anders Avenue, the chord of which is N. 77-50-35 E. 40.41 feet to a point on the western edge of Anders Avenue; thence along the curve of the western edge of Anders Avenue, the chord of which is N. 77-25-01 E. 41.09 feet to a point on the western edge of Anders Avenue; thence along the curve of the western edge of Anders Avenue, the chord of which is N. 42-27-21 E. 111.18 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Wilkins Norwood dated December 28, 1931, and recorded in the RMC Office for Green-ville County, S. C. in Deed Book 1160, at Page 116, on December 29, 1981.

DONE CHAIN PORTS

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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