

Mortgagee's address: 340 N. Main Street
Greenville, S. C. 29601

BOOK 1383 PAGE 277

FILED
OF MORTGAGE C.

NOV 18 4 17 PM '70

JOHN S. TANKER CLEY
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE.)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

JAMES E. HALBKAT, JR., AND SANDRA H. HALBKAT (herein "Borrower") and the

Mortgagee FIRST PIEDMONT BANK AND TRUST COMPANY

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Fifty-five Thousand and No/100-
----- Dollars (\$ 55,000.00) as evidenced by the Borrower's promissory Note of
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable

six (6) months from date ; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of Fifty-five
Thousand and No/100--- Dollars (\$ 55,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations
secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

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N V 1 R C

~~All that piece, parcel or lot situate, lying and being at the Northwestern corner of the intersection of Redbud Lane and Foot Hills Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 56 as shown on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at pages 2 and 3, and having, according to said plat, the following metes and bounds:~~

All that piece, parcel or lot situate, lying and being at the Northwestern corner of the intersection of Redbud Lane and Foot Hills Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 56 as shown on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at pages 2 and 3, and having, according to said plat, the following metes and bounds:

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BEGINNING at an iron pin on the Western side of Foot Hills Road at the joint front corner of Lots Nos. 55 and 56 and running thence with the line of Lot No. 55 N. 68-58 W. 232.3 feet to an iron pin at the edge of the Golf Course; thence with the edge of said Golf Course S. 51-28 W. 105 feet to an iron pin at the joint rear corner of Lots Nos. 56 and 57; thence with the line of Lot No. 57 S. 29-23 E. 300.8 feet to an iron pin on the Northern side of Redbud Lane; thence with the Northern side of Redbud Lane N. 54-35 E. 85 feet to an iron pin; thence continuing with the Northern side of Redbud Lane N. 64-35 E. 72.4 feet to an iron pin; thence with the curve of the intersection of Redbud Lane and Foot Hills Road, the chord of which is N. 29-10 E. 49 feet to an iron pin on the Western side of Foot Hills Road; thence with the Western side of Foot Hills Road N. 6-15 W. 50 feet to an iron pin; thence continuing with the Western side of Foot Hills Road N. 3-09 W. 70 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Dale G. Vander Voort and Florine S. Vander Voort, dated June 19, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 870 at page 305 on June 19, 1969.

(Cont'd. on Page 4 of this document)

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