

Mortgage of Real Estate

County of

JUN 12 PM '80

DONN... ERSLEY

THIS MORTGAGE made this 16th day of June, 19 80,

by BRUCE W. COOKE AND ARLENE K. COOKE

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

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

WITNESSETH:

THAT WHEREAS, Bruce W. Cooke and Arlene K. Cooke  
is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and 00/100ths-----  
Dollars (\$ 50,000.00 ), which indebtedness is  
evidenced by the Note of Bruce W. Cooke and Arlene K. Cooke of even  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is June 16, 2010 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  
\$ \_\_\_\_\_ 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 certain piece, parcel, or lot of land with the buildings and improvements  
thereon, lying and being on the southwesterly side of Woody Creek Road near the City  
of Greenville, South Carolina, being known and designated as Lot No. 392 on plat  
entitled "Map 1, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville  
County, South Carolina, in Plat Book 7-C at Page 68 and having, according to said  
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Woody Creek Road, said pin being  
the joint front corner of Lots 391 and 392 and running thence with the common line of  
said lots S. 57-26 E., 140 feet to an iron pin, the joint rear corner of Lots 391 and  
392; thence N. 32-34 E., 108 feet to an iron pin, the joint rear corner of Lots 392  
and 393; thence with the common line of said lots N. 57-26 W., 140 feet to an iron pin  
on the southwesterly side of Woody Creek Road; thence with the southwesterly side of  
Woody Creek Road S. 32-34 W., 108 feet to an iron pin, the point of beginning.

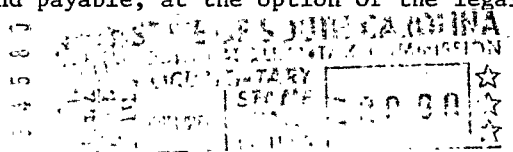
This being the same property conveyed to the Mortgagors herein by deed of Cothran &  
Darby Builders, Inc., of even date, to be recorded herewith.

And it is agreed between the parties hereto that in the event the property embraced by  
this mortgage is sold or otherwise conveyed by the Mortgagor prior to the time that the  
lien created hereby is fully satisfied, or if the title to such property shall become  
vested in any other person or entity in any manner whatsoever other than because of the  
death of the Mortgagor, then and in such event, the remaining principal balance secured  
by this mortgage, together with all accrued interest, shall at once become due and  
payable, at the option of the legal holder hereof.

It is further agreed that if Bruce W. Cooke shall cease to be an employee of Southern  
Bank and Trust Company, or a subsidiary, for any reason other than death, then, and in  
such event, the remaining principal balance secured by this mortgage, together with  
all accrued interest, shall at once become due and payable, at the option of the legal  
holder hereof.

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);

SC10  
2 JUN 16 80  
1447  
4.000CI



4328 IV-2