

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 15th day of December, 1980

by Alvin Billups, Jr.

(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, S.C. 29602

WITNESSETH

THAT WHEREAS, Alvin Billups, Jr. is indebted to Mortgagee in the maximum principal sum of Four Thousand Seven Hundred Two and 08/100 Dollars (\$ 4,702.08), which indebtedness is evidenced by the Note of Alvin Billups of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Twenty-Four (24) months 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 \$ 4,702.08 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, at the easterly corner of the intersection of Ackley Street with Warren Court, in the City of Greenville, S.C., and being designated as Lot No. 3 on the plat of F.H. and Pallie Pollard as recorded in the RMC Office for Greenville County, S.C., in Plat Book P at Page 152 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the aforementioned intersection and running thence along the southerly side of Ackley Street N. 65-07 E. 75 feet to an iron pin, joint corner of Lots 3 & 4; thence along the common line of said lots S. 51-25 E. 140 feet to an iron pin; thence S. 65-07 W. 75 feet to an iron pin on the northeasterly side of Warren Court; thence along said Court, N. 51-25 W. 140 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Lester A. Ross, Jr. as recorded in Deed Book 899 at Page 506, in the RMC Office for Greenville County, S.C., on October 2, 1970.

RECORDED 1980 OCT 19 16

THIS IS A SECOND MORTGAGE

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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