

State of South Carolina

LONG, BLACK & GASTON

FILED
GREENVILLE CO. S.C.

Mortgage of Real Estate



County of GREENVILLE

FEB 6 4 13 PM '81

BOOK 1531 PAGE 332

THIS MORTGAGE made this 2nd day of FEBRUARY, 1981

by ROBERT M. O'SHEA AND JOYCE B. O'SHEA

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329

Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Robert M. O'Shea and Joyce B. O'Shea is indebted to Mortgagee in the maximum principal sum of TEN THOUSAND DOLLARS AND NO/100 Dollars (\$ 10,000.00), which indebtedness is evidenced by the Note of _____ of even date here with, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 15, 1986 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 \$ 10,000.00 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, situate, lying and being on the southeastern side of Altacrest Drive, in the County of Greenville, State of South Carolina being shown and designated as Lot 60 on a Plat of Ext. of BROOKFOREST, recorded in the RMC Office for Greenville County in Plat Book QQ, at Page 17, and having, according to said plat, the following metse and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Altacrest Drive, joint front corner of Lots 60 and 61, and running thence along the common line of said Lots S. 37-11 E. 140.0 feet to an iron pin; thence S. 52-49 W. 75.0 feet to an iron pin; thence along the common line of Lots 59 and 60 N. 37-11 W. 140.0 feet to an iron pin on the southeastern side of Altacrest Drive; thence along the said Drive N. 52-49 E. 75.0 feet to the point of beginning.

THIS mortgage is junior in lien to that certain mortgage executed in favor of Collateral Investment Company, dated July 11, 1975, and recorded in the RMC Office for Greenville County in Real Estate Mortgage Book 1343 at Page 630.

THIS is the same property conveyed to the mortgagors herein by deed of Gilbert F. Holt, dated July 11, 1975, and recorded in the RMC Office for Greenville County in Deed Book 1021 at page 94.

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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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