

State of South Carolina

BOOK 1531 PAGE 989

Mortgage of Real Estate



County of GREENVILLE

FILED GREENVILLE CO. S.C.

FEB 10 31 AM '81

THIS MORTGAGE made this 6th day of FEBRUARY, 1981

by Shirley D. Davis

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

206 E. North Street, Greenville, South Carolina

(hereinafter referred to as "Mortgagee"), whose address is 206 E. North Street

Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, SHIRLEY D. DAVIS is indebted to Mortgagee in the maximum principal sum of Twenty-Four Thousand Eight Hundred Ninety-Six and 76/100 Dollars (\$ 24,896.76), which indebtedness is evidenced by the Note of SHIRLEY D. DAVIS of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is seven years 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 \$ 14,000.00 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 in the City and County of Greenville, State of South Carolina, being shown and designated as Lot No. 496 on plat of Section D, Gower Estates, recorded in the RMC Office for Greenville County, S.C., in Plat Book "RR" at Pages 192 and 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Shallowford Road at the joint corner of Lots Nos 495 and 496 and running thence along the line of Lot No. 495, N. 57-04 W. 166.5 feet to an iron pin; running thence N. 35-00 E. 71 feet to an iron pin; running thence N. 26-12 E. 34 feet to an iron pin; running thence with line of Lot No. 497, S. 58-35 E. 162.6 feet to an iron pin on the northwesterly side of Shallowford Road, running thence with said road S. 29-40 W. 55 feet to an iron pin; thence continuing with said road, S. 30-53 W. 55 feet to the point of Beginning.

Derivation: Russell K. Simms and Ida May Simms, Deed Book 1061, Page 956, recorded August 5, 1977.

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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).

Vertical stamp: 989 960 0.

Vertical stamp: 4328 RV-2