

State of South Carolina GREENVILLE COUNTY S.C.

1535 545 Mortgage of Real Estate

County of GREENVILLE

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY

THIS MORTGAGE made this 19th day of March, 1981

by MARGARET L. RUNION

(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. 29603

WITNESSETH:

THAT WHEREAS, MARGARET L. RUNION is indebted to Mortgagee in the maximum principal sum of Sixty Thousand & No/100 Dollars (\$ 60,000.00), which indebtedness is evidenced by the Note of March 13, 1981 date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is March 13, 1982 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 \$ 60,000.00 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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 133 of Inglewood Horizontal Property Regime as is more fully described in Master Deed dated October 1, 1974, and recorded in the R.M.C. Office for Greenville County in Deed Volume 1008 at Page 69, and survey and plot plan recorded in Plat Book 5F at Page 79.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat or on the premises and is further subject to the terms of the aforesaid Master Deed.

This being property described by deed from Redmond-Huguenin Enterprises, a Limited Partnership unto Margaret L. Runion, recorded in Deed Volume 1046 at Page 816, in the R.M.C. Office for Greenville County, S. C., being recorded November 24, 1976.

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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