

State of South Carolina

FILED
GREENVILLE CO. S.C.

BOOK 1541 PAGE 666



Mortgage of Real Estate

County of Greenville

APR 27 11 57 AM '81
DONNIE W. WATERSLEY

THIS MORTGAGE made this 6th day of April, 1981

by Sammie Bowen McAbee

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

Sammie Bowen McAbee

(hereinafter referred to as "Mortgagee"), whose address is 40 Timrod Way, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Sammie Bowen McAbee and Jim McAbee is indebted to Mortgagee in the maximum principal sum of Fifty Thousand Dollars (\$50,000.00), which indebtedness is evidenced by the Note of Sammie Bowen McAbee and Jim McAbee of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is on demand 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 \$50,000.00, 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 in Greenville County, South Carolina, and shown and designated as Lot 23 on a plat of Parkins Lake Development, prepared by R. K. Campbell, Surveyor, dated October 22, 1962, and recorded in the RMC Office for Greenville County in Plat Book YY at Page 93, and being more fully described according to said Plat as follows:

BEGINNING at a point at Timrod Way at the joint front corner of Lots 22 and 23, and running thence with the line of Lot 22, N. 60-00 W., 185 feet to a point in the line of property now or heretofore owned by Lineberger; thence with the line of Lineberger, N. 30-11 E., 150 feet to a point at the joint rear corner of Lots 23 and 24; thence with the line of Lot 24, S. 60-00 E., 184.7 feet to a point on the western side of Timrod Way; thence with the western side of Timrod Way as the line, S. 30-00 W., 150 feet to the point of beginning.

DERIVATION: Deed of Huguenin & Douglas, Inc. recorded 2/2/68 in Deed Book 837 at page 190 in the RMC Office for Greenville County.

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RECORDING OFFICE OF SOUTH CAROLINA
DOCUMENTARY STAMP \$ 20.00

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or pertaining 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);

THOMAS
FILED 21850 MAR 27 1981
Sammie B. McAbee
BOOK 1541-1-27

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