

State of South Carolina

FILED  
GREENVILLE CO. S. C.

BOOK 1549 PAGE 252  
Mortgage of Real Estate



County of GREENVILLE

AUG 16 2 52 PM '81

DONNIE S. TANKERSLEY

THIS MORTGAGE made this 3rd day of August, 1981

by James C. Schepis

(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, South Carolina 29602

WITNESSETH:

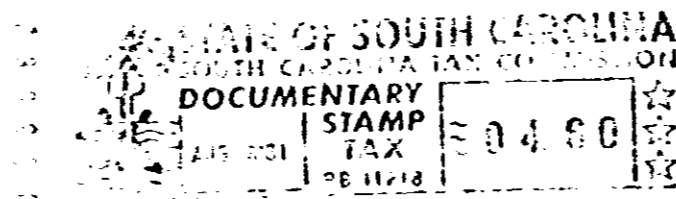
THAT WHEREAS, James C. Schepis is indebted to Mortgagee in the maximum principal sum of Eleven Thousand Five Hundred and No/100 Dollars (\$ 11,500.00 ), which indebtedness is evidenced by the Note of James C. Schepis of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of 1/30/82 which is 180 days 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 \$ 11,500.00 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, with all buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the Southeastern side of Ackley Street, being known and designated as Lot No. 3 on Plat of Skyland Park, prepared by Dalton & Neves, which Plat is recorded in the RMC Office of Greenville County, South Carolina, in Plat Book L at Page 41, and being the same property conveyed to James C. Schepis by Deed of Otis D. Gorman dated May 27, 1981 and recorded in the Greenville County RMC Office on May 28, 1981 in Deed Book 1148 at Page 876.

This Mortgage supersedes Mortgage executed by Otis D. Gorman to the Southern Bank & Trust Company in the original amount of \$12,000.00 dated December 14, 1978 and recorded on December 18, 1978 in the Greenville County RMC Office in Real Estate Mortgage Book 1453 at Page 175, (which Mortgage shall be cancelled of record).

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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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