

State of South Carolina

BOOK 1555 PAGE 505
Mortgage of Real Estate

County of GREENVILLE

GREENVILLE CO. S. C.
FILED
OCT 16 4 39 PM '81

THIS MORTGAGE made this 16th day of October, 1981

by John A. Senick, Jr. and Bertha P. Senick

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

(hereinafter referred to as "Mortgagee"), whose address is P. B. Box 1329, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, John A. Senick, Jr. and Bertha P. Senick is indebted to Mortgagee in the maximum principal sum of Twenty-two Thousand Eight Hundred Ninety-six and no/100 Dollars (\$22,896.00), which indebtedness is evidenced by the Note of John A. Senick, Jr. and Bertha P. Senick of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is October 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 \$ 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 improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the southerly side of Laurens Road, and being known and designated as Lot No. 9 on a plat of Sinking Fund Commission, District 17-A, made by C. M. Furman, Engineer, April, 1933, which plat is recorded in the R.M.C. Office, Greenville County, South Carolina in Plat Book H, at Page 219, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Laurens Road, joint corner of Lots 9 and 10; and running thence along the joint line of said lots South 34-25 West 200 feet to an iron pin, joint rear corner of Lots 9 and 10; thence North 55-35 West 72 feet to an iron pin, joint rear corner of Lots 8 and 9; thence along joint line of said lots North 34-25 East 200 feet to an iron pin on the southerly side of Laurens Road; thence along the southerly side of said Road, South 55-35 East 72 feet to the point of BEGINNING.

This property is subject to any and all easements and rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any covenants, restrictions or zoning ordinances affecting such property as appear of record.

This is the identical tract of land conveyed to Mortgagor herein named by deed recorded in the office of the Clerk of Court for Greenville County, S. C. in Deed Book 1114, at Page 86.

OC1681 007

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
OCT 16 1981 TAX \$ 06.00
P.E. 11218

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);

OC1681 007
20-028

0504

4328 RV-2