

State of South Carolina

BOOK 1559 PAGE 216  
Mortgage of Real Estate

County of GREENVILLE

GREENVILLE, S.C.  
DEC 7 10 PH '81  
H.C. SLEW

THIS MORTGAGE made this 7th day of December, 1981

by JAMES H. BERNHARDT and LINDSEY B. BERNHARDT

(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. 29602

WITNESSETH:

THAT WHEREAS, James H. Bernhardt and Lindsey B. Bernhardt  
is indebted to Mortgagee in the maximum principal sum of FIFTEEN THOUSAND AND NO/100  
Dollars (\$ 15,000.00 ), which indebtedness is  
evidenced by the Note of James H. Bernhardt and Lindsey B. Bernhardt 12/1/81  
with, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is December 1, 1988 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 \$ 15,000.00 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 with the buildings and improvements  
thereon lying and being on the northwesterly side of Silver Creek Court, near the City  
of Greenville, S.C. being known and designated as Lot No. 277 on plat entitled "Map No.  
1, Section 1, Sugar Creek", as recorded in the RMC Office for Greenville County,  
South Carolina, in Plat Book 5-D at page 18, and having according to said plat, the  
following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Silver Creek Court, said being  
the joint front corner of Lots Nos. 276 and 277 and running thence with the common  
line of said lots N. 33-59-47 W. 130.05 feet to an iron pin, the joint rear corner of  
Lots 276 and 277; thence with the common line of Lots 267 and 277 S. 66-42-32 W.  
194.38 feet to an iron pin, the joint rear corner of Lots 267 and Lot 278; thence S. 22-  
41-33 E. 90.76 feet to an iron pin on the northerly side of a 10 foot easement; thence  
with the northerly side of said 10 foot easement N. 89-04-53 E. 158.67 feet to an iron  
pin on the northwesterly side of Silver Creek Court; thence with the northwesterly side  
of Silver Creek Court on a curve, the chord of which is N. 06-41-14 W. 10.05 feet to  
an iron pin; thence continuing on a curve the chord of which is N. 48-54-34 E. 76.41  
feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Cothran &  
Darby Builders, Inc., dated December 15, 1975 and recorded in the RMC Office for  
Greenville County in Deed Book 1028 at page 700.

This mortgage is second and junior in lien to that certain mortgage to Carolina Federal  
Savings & Loan Association dated May 13, 1975 and recorded in the RMC Office for  
Greenville County in Mortgage Book 1339 at page 28 in the original amount of \$50,000.00  
and having a current balance of \$49,150.00, approximately.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
RECEIVED

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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