

State of South Carolina)
GREENVILLE COUNTY, S. C.

BOOK 1562 PAGE 536
Mortgage of Real Estate



County of GREENVILLE)
JAN 28 3 02 PM '82

THIS MORTGAGE made this 28th day of January, 1982

by WILLIAM A. ONCKEN

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

Post Office Box 1329, Greenville, South Carolina, 29602

(hereinafter referred to as "Mortgagee"), whose address is

WITNESSETH:

THAT WHEREAS, William A. Oncken is indebted to Mortgagee in the maximum principal sum of One Hundred Fifty Thousand and No/100 Dollars (\$ 150,000.00), which indebtedness is evidenced by the Note of William A. Oncken of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 1, 1989 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 \$ 150,000.00 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 the County of Greenville, State of South Carolina, together with all improvements thereon, on the Eastern side of Augusta Road and being shown and designated on a plat entitled "Survey for William A. Oncken", dated November 20, 1972, made by Carolina Engineering and Surveying Company, being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 441 at Page 110, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Augusta Road and running thence with the Eastern side of said Augusta Road, N. 8-42 W., 353.7 feet to a point; thence leaving Augusta Road and running thence N. 65-52 E., 60 feet to a point; thence S. 6-35 W., 79.8 feet to a point; thence S. 78-26 E., 561.2 feet to a point on the Western side of Old Augusta Road; thence running with the Western side of the said Old Augusta Road, S. 5-36 W., 198.8 feet to a point; thence continuing with the Western side of Old Augusta Road, S. 15-30 W., 199.1 feet to a point; thence running N. 66-10 W., 513.2 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Peoples National Bank, Greenville, South Carolina, as Trustee under Trust Indenture with M. G. Proffitt, dated March 25, 1965, recorded in the Greenville County RMC Office on December 18, 1972, in Deed Book 963 at Page 146.

RECORDED
JAN 28 1982
GREENVILLE COUNTY, S.C.

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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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