

State of South Carolina

S.C.
1982
SLEY

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 30 day of July, 1982

by Patricia Lee Estep formerly known as Patricia Lee Smith

(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, Patricia Lee Estep formerly known as Patricia Lee Smith is indebted to Mortgagee in the maximum principal sum of FIVE THOUSAND AND No/100----- Dollars (\$ 5,000.00), Which indebtedness is evidenced by the Note of Patricia Lee Estep formerly known as Patricia Lee Smith of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of which is September 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 \$ 5,000.00, 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in the State of South Carolina and the County of Greenville, being known and designated as Lot No. 2 on a plat entitled Property of Tommie M.J. Smith and Patricia Lee Smith, prepared by Jones Engineering Service, dated April 9, 1982 and recorded in Plat book 9E at page 5.

LESS HOWEVER, that property appearing on mortgage to United Virginia Mortgage Corporation as recorded in Mortgage Book 1576 at page 276 recorded July 27, 1982.

This property contains 18.0 acres, more or less.

This being the same property conveyed to the mortgagor by deed of Tommie M.J. Smith dated May 19, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1170 at page 909.

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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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