

State of South Carolina

S.C.

1982

1577 742

DEED

Mortgage of Real Estate



County of GREENVILLE )

THIS MORTGAGE made this 13th day of August, 1982

by Johnny C. Lawson

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

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

WITNESSETH:

THAT WHEREAS, Johnny C. Lawson

is indebted to Mortgagee in the maximum principal sum of Thirty thousand and no/100 Dollars (\$ 30,000.00), which indebtedness is evidenced by the Note of Johnny C. Lawson of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is seven years 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 \$ 30,000.00, 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 located in the County of Greenville, State of South Carolina, containing 27.226 acres, on the western side of Dry Oak Road and having, according to a plat entitled "Tract of Land for Johnny Lawson" by H. J. Martin, R.L.S., dated August 31, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the middle of Dry Oak Road and running thence S 82-34 W, 28.56 feet to an iron pin; thence S 82-34 W 1345.13 feet to an iron pin; thence N 7-04 W 15.48 feet to a stone and an iron pin; thence S 80-02 W 219.9 feet to an iron pin; thence S 80-37 W 121.51 feet to an iron pin; thence N 3-48 W 70.57 feet to an iron pin; thence N 34-35 W 122.81 feet to an iron pin; thence N 49-56 E 131.46 feet to an iron pin; thence N 79-26 W 174.22 feet to an iron pin; thence N 67-29 W 50.87 feet to an iron pin; thence N 83-29 E 889.15 feet to an iron pin; thence N 9-31 E 189.80 feet to an iron pin; thence N 16-06 E 107.46 feet to an iron pin in the middle of William Road; thence following the middle of William Road, N 44-57 E 469.2 feet to an iron pin; thence still following the middle of William Road, N 73-29 E 90 feet to an iron pin; thence still following the middle of William Road, S 84-24 E 568.22 feet to an iron pin; thence still following the middle of William Road, S 73-33 E 107.51 feet to an iron pin; thence still with the middle of William Road S 35-01 E 315.39 feet to an iron pin in the middle of Dry Oak Road; thence S 35-44 W 623.83 feet to an iron pin in the middle of Dry Oak Road, the point of beginning.

This being the same property conveyed to Mortgagor by deed of W. L. Martin, Jr., to the mortgagor, recorded on October 16, 1970, in deed book 900, at page 495.

DOCUMENTARY STAMP

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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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