

State of South Carolina )  
GREENVILLE COUNTY S.C. )  
County of Greenville )  
DONNIE S. TANKERSLEY  
R.M.C.

Mortgage of Real Estate



THIS MORTGAGE made this 31 day of August, 19 82,

by Ruth Ann Carson

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

(hereinafter referred to as "Mortgagee"), whose address is 203 W. Farris Road, Greenville, S.C.  
P.O. Box 189  
Piedmont, S.C. 29627

WITNESSETH:

THAT WHEREAS, Ruth Ann Carson is indebted to Mortgagee in the maximum principal sum of Eight Thousand Nine Hundred Eighty Four and 40/100 representing 18.00 APR Dollars (\$8,984.40), Which indebtedness is evidenced by the Note of Ruth Ann Carson of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is Sixty (60) months 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 \$8,984.40 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 located in Greenville Township, Greenville County, South Carolina, and being known and designated as Lot No. 103 on the east side of West Farris Road in a subdivision known as Augusta Circle and, according to a plat of said subdivision recorded in the RMC Office for Greenville County in plat book "F" at page 23, having the following metes and bounds, to-wit:

BEGINNING at a point on the east side of West Farris Road, joint corner of Lots Nos. 102 and 103 and running thence S. 71-35 E. 138.5 feet to a point; thence running S. 21-35 W. 50 to a point, joint rear corner of Lots 103 and 104; thence running N. 71-35 W. 134.1 feet to the joint front corner of Lots 103 and 104, said lot being on the east side of West Farris Road; thence along the east side of West Farris Road N. 16-30 E. 49.96 feet to the beginning corner.

This is that property devised to mortgagor and Fred C. Carson by will of Sara Louise Carson. (See records Probate Judge Apt. 1230, file 23.) Fred C. Carson deeded his one-half (1/2) interest in and to said property to mortgagor by deed recorded September 7, 1981, in the RMC Office for Greenville County, South Carolina, in Deed Book 1154 at page 617.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
DOCUMENTARY  
STAMP  
203 60

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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