

State of South Carolina

GREENVILLE

FILED IN REC. CO. S. C.

BOOK 1581 PAGE 739

Mortgage of Real Estate



County of Greenville

SEP 29 11 39 AM '82
DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 24th day of September, 1982,

by EDWARD R. HAMER, JR.

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

P. O. Box 1329, Greenville, South Carolina 29602

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

WITNESSETH:

THAT WHEREAS, Edward R. Hamer, Jr.

is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and No/100 Dollars (\$ 20,000.00), which indebtedness is evidenced by the Note of Edward R. Hamer, Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is forty-five (45) days after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

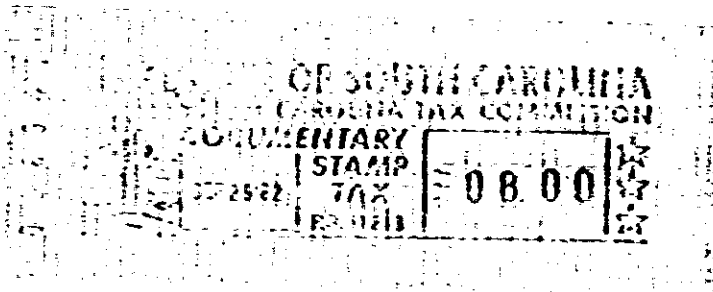
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 20,000.00, 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 situate, lying and being at the Northwestern corner of the intersection of East Washington Street and North Brown Street, in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the intersection of East Washington Street and North Brown Street, and running thence with the Western side of North Brown Street in a Northerly direction 60 feet to an iron pin on the Southern side of an alley; thence with the Southern side of said alley in a Westerly direction 30 feet to an iron pin corner of property now or formerly of Hattie Williams; thence with the line of said Williams property in a Southerly direction 60 feet to an iron pin on the Northern side of East Washington Street; thence with the Northern side of East Washington Street in an Easterly direction 30 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of John A. Barry, Jr., and Helen B. Barry, dated September 24, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1174 at page 73, on September 29, 1982.

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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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