

State of South Carolina

County of Greenville

FILED  
GREENVILLE CO. S.C.  
JAN 17 2 51 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.



THIS MORTGAGE made this 15th day of January, 1983

by David A. Sizemore

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 404, Easley, S.C. 29640

WITNESSETH:

THAT WHEREAS, David A. Sizemore is indebted to Mortgagee in the maximum principal sum of Seventeen Thousand and no/100 Dollars (\$17,000.00); Which indebtedness is evidenced by the Note of David A. Sizemore of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 90 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 \$ 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 improvements thereon, situate lying and being in or near the City of Greenville, Greenville County, South Carolina and being known and designated as Lot 13, Section 8, as shown on a plat "A Sub-division for Woodside Hills, Greenville, S. C." made by Pickell & Pickell, Engineers, Greenville, S. C., dated January 14, 1950, and recorded in the RMC office for Greenville County, S. C. in Plat W, Pages 111-117, inclusive, and according to said plat being more specifically described as having the following measurements and boundaries, to-wit:

BEGINNING at a point on East South Sixth Street the common front corner of the herein described lot and Lot 12; thence running along the common line of said lots South 15-42 West 118.1 feet to a point on line of a twelve (12') foot alley; thence running with said twelve (12') foot alley North 74-34 West 77.7 feet to a point; thence running North 20-19 East 128.3 feet to a point; thence running with East South Sixth Street North 89-38 East 21.6 feet to a point; thence continuing South 56-30 East 49 feet to the point of BEGINNING.

The above described property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc., as appear of record and/or on the premises and to any and all restrictions, covenants, or zoning ordinances affecting such property as appear of record. The above described property is specifically subject to those certain restrictions recorded in Deed Book 854, at Page 466 in the RMC office for Greenville County, S. C. and to those certain rights of way and/or easements for water lines and sewer lines as shown on the above referred to plat.

This is the same property conveyed to the mortgagor hereby be deed from William V. Hix, et. al. by deed dated January 15, 1983 and recorded in Deed Book 1180, at Page 256 in the RMC office for Greenville County, S. C.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
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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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