

State of South Carolina

County of Greenville

BOOK 1593 PAGE 864
Mortgage of Real Estate



FILED
GREENVILLE CO. S.C.
FEB 3 4 52 PM '83
DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 3rd day of February, 19 83,

by JAMES E. ACKER

(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, South Carolina

WITNESSETH:

THAT WHEREAS, JAMES E. ACKER is indebted to Mortgagee in the maximum principal sum of Twenty Five Thousand Seven Hundred & Fifty Dollars (\$25,750.00), Which indebtedness is evidenced by the Note of JAMES E. ACKER of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of Same which is 84 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 \$25,750.00, 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, with improvements thereon, situate, lying and being in the County of Greenville, in Gantt Township, about two miles from Welcome Church, off of Staunton Bridge Road, on Boling Road, containing 3.7 acres, more or less, and having, according to a survey made by R.B. Bruce, Surveyor, RLS # 1952, dated January 31, 1983, and recorded in Plat Book 9-W, Page 87, the following metes and bounds:

BEGINNING on Boling Road at the corner of property of Roy W. Fleming and running thence along said road S. 82-59 W. 134.81 feet to an iron pin and bend; thence S. 69-38 W. feet to an iron pin at property now or formerly owned Iris A. Stansell at point in Boling Road; thence subject to the easement and dirt road, as shown on said plat along the property owned or formerly owned by Iris A. Stansell N. 1-20 E. 264.1 feet to an iron pin total; thence along the property owned by Michael F. Talley N. 5-33 E. 243.9 feet to an old iron pin; thence along the property of Gene Acker N. 77-30 E. 195.6 feet to an old iron pin; thence along the property of Michael F. Talley S. 61-49 E. 257.6 feet to an iron pin; thence along the property of Raymond L. B4own and Roy W. Fleming S. 29-22 W. 400.3 feet to the point of BEGINNING, being a point in Boling road. Said subject property contains a 12 foot wide easement for ingress and egress over a dirt drive running along its western side in favor of adjoining property owners lying west and north of the subject property as more fully appears in the Plat prepared for James E. Acker by Carolina Surveying Company as hereinabove stated.

BEING the same property conveyed to the mortgagor by the deed of Lena Mae Boling, dated February 3, 1983, and recorded in the R.M.C. Office for Greenville County in Deed Book 1182 at Page 30.

(PURCHASE MONEY MORTGAGE)

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
FEB 1983 TAX 10.32

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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