

GREENVILLE COUNTY
2013

MORTGAGE

1543 0210

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN

THIS MORTGAGE is made by the between the Mortgagee

Betty Hood Cavan and Gerald Thomas Cavan hereinafter Borrower and the
Mortgagee First Piedmont Bank and Trust Company
Greenville, South Carolina hereinafter Lender

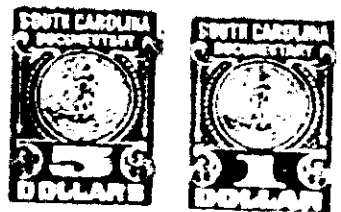
WHEREAS, the Borrower is indebted to the Lender in the sum of Fifteen Thousand and 00/100 - - Dollars \$ 15,000.00 as evidenced by the Borrower's promissory Note of even date herewith (herein "Note") the terms of which are incorporated herein by reference with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable 12 months from date of Note and

WHEREAS, the Borrower may have borrowed other monies from the Lender which term as used throughout this Mortgage Agreement shall include any Holder which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of Fifteen Thousand and 00/100 -Dollars \$ 15,000.00

NOW, THEREFORE, KNOW ALL MEN, that the Borrower jointly and severally if more than one, in consideration of the foregoing and also in consideration of the further sum of Three and No 100/100 - Dollars to the Borrower in hand well and truly paid by the Lender at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of all the indebtedness evidenced by the aforesaid Note, with interest thereon, for all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained, and all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of aforesaid hereinafter collectively called the "Obligations" with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release into the Lender, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville County, State of South Carolina, known as Lot No. 12 of the Wilkins-Cagle property, according to plat recorded in the Office of the R.M.C. for Greenville County in Plat Book "F", page 251 and having, according to said plat, the following metes and bounds, to wit:
BEGINNING at an iron pin on the north side of East Prentiss Avenue, joint corner of Lots Nos. 11 and 12, and running thence along the joint line of Lots 11 and 12, N. 38 E. 155.5 feet to an iron pin, joint rear corner of Lots Nos. 11 and 12; thence along the rear line of Lot No. 12, N. 59-02 W. 55 feet to an iron pin, joint rear corner of Lots Nos. 12 and 13; thence along the joint line of Lots Nos. 12 and 13, S 42 W. 140 feet to an iron pin on the north side of East Prentiss Avenue; thence along the north side of East Prentiss Avenue, S. 44-02 E. 65 feet to the point of beginning.
ALSO, all that other piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, known as a portion of Lot No. 11 of the Wilkins-Cagle property, according to plat recorded in the Office of the R.M.C. for Greenville County in Plat Book "F", page 251, having the following metes and bounds, to-wit:
BEGINNING at an iron pin on the north side of East Prentiss Avenue, joint corner of Lot Nos. 11 and 12, and running thence N. 38 E. 155.5 feet to the rear line of Lot No. 4; thence along the rear line of Lot No. 4, S. 59-02 E. 52 feet to a point, said point being approximately 5 feet from the line of Lot No. 10; thence S. 34-58 W. 162 feet, more or less, to a point on the north side of East Prentiss Avenue; thence with East Prentiss Avenue, N. 52-58 W. 60 feet to the point of beginning.



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