

FILED  
GREENVILLE CO. S. C.  
11 29 4 12 PM '82  
C. T. HERSLEY  
MORTGAGE

1984 - 010

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor's

Jack H. Trim and Edna H. Trim 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 Eight Thousand Three Hundred Forty one & 20/100 Dollars \$ 8,341.20 as evidenced by the Borrower's promissory Note of even date herewith hereinafter "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

August 12, 1982 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 Eight Thousand Three Hundred forty one & 20/100 Dollars \$ 8,341.20

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 (\$300) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of the indebtedness evidenced by the aforesaid Note with interest thereon, by 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 monies 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 the same all 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 unto 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

ALL that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being in the State of South Carolina, County of Greenville, in the town of Mauldin on the Eastern side of Basswood Drive, being shown and designated as Lot No. 129 on a Final Plat of HILLSBOROUGH, SECTION 2, made by Jones Engineering Services dated November 1970, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4F, Page 51, reference to which is hereby craved for the metes and bounds thereof.

The above described property is a portion of the same conveyed to the Grantor by deed of Otis P. Moore and L. A. Mosley recorded in the RMC Office for Greenville County, South Carolina in Deed Book 867, Page 45, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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