

GREENVILLE 02.6
MORTGAGE

1914 014

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 Nine Thousand Nine Hundred Ninety-
Seven & 20/100 Dollars \$9,997.20 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, 1980 and

WHEREAS, the Borrower may have borrowed other moneys from the Lender, which term as used throughout
this Mortgage Agreement shall include any "Holder" which moneys 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 ad-
vances 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 Nine Thousand Nine
Hundred Ninety Seven and 20/100 Dollars \$9,997.20

NOW, THEREFORE KNOW ALL MEN that the Borrower, jointly and severally if more than one, in considera-
tion of the foregoing and also in consideration of the further sum of Three and No 100/100 \$3.00 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 (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon, (b) 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 (c)
all other moneys 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 whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a), (b) or
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 attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment 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.

(CONTINUED ON NEXT PAGE)