

State of South Carolina

199 101

Mortgage of Real Estate

County of GREENVILLE

RECORDED  
MAR 27 PM '80  
WILLIAMS

THIS MORTGAGE made this 28th day of March, 1980

by JERE M. WAGNER and MARCELLE F. WAGNER

(hereinafter referred to as "Mortgagor") and given to JANE STEWART WALLACE

(hereinafter referred to as "Mortgagee"), whose address is 204 Pinebrook Road, Columbia

South Carolina, 29202

WITNESSETH:

THAT WHEREAS, Jere M. Wagner and Marcelle F. Wagner is indebted to Mortgagee in the maximum principal sum of Nine Thousand Eight Hundred Fifty-Six and No/100 Dollars (\$ 9,856.00), which indebtedness is evidenced by the Note of Jere M. Wagner and Marcelle F. Wagner of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is three (3) years 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 \$ 9,856.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys 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 tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 1.76 net acres, more or less, as shown on plat entitled "Survey for Jere M. Wagner and Marcelle F. Wagner", dated March 27, 1980, prepared by W. R. Williams, Jr., Engineer/ Surveyor, recorded in the Greenville County RMC Office in Plat Book 7-4 at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Northern side of the right-of-way of Pelham Road at the joint front corner of the within tract and property now or formerly of Saxon and running thence, along said right-of-way S. 82-09 W., 309.9 feet to an old iron pin at the joint front corner of the within tract and property now or formerly of Creel; thence, running along the joint line of the within tract and property now or formerly of Creel, N. 07-55 W., 305.2 feet to an old iron pin in the line of property now or formerly of Freeman; thence, running along the joint line of the within tract and property now or formerly of Freeman, N. 66-04 E., 211.5 feet to an old iron pin at the joint rear corner of the within tract and property now or formerly of Saxon; thence, running along the joint line of said tracts S. 24-14 E., 379.3 feet to an old iron pin on the Northern side of the right-of-way of Pelham Road, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Jane Stewart Wallace by Richard H. Wallace, Attorney-in-Fact, recorded in the Greenville County RMC Office in Deed Book 1123 at Page 55 on March 31, 1980.

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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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