

State of South Carolina

FILED  
GREENVILLE CO. S. C.

JAN 9 3 32 PM '81

BOOK 1023 PAGE 726

Mortgage of Real Estate



County of GREENVILLE

SONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE made this 9TH day of JANUARY, 19 81,

by JOSEPH J. PAZDAN

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329

Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, JOSEPH J. PAZDAN  
is indebted to Mortgagee in the maximum principal sum of Forty-five Thousand and NO/100ths ---  
----- Dollars (\$ 45,000.00 ), which indebtedness is  
evidenced by the Note of JOSEPH J. PAZDAN of even  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of July 8, 1981  
which is 180 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 \$ 45,000.00 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 piece, parcel or lot of land, containing .822 acres, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the southeastern side of Haywood Road in the County Of Greenville, State of South Carolina, being more particularly described according to plat of M. Furman Haywood, dated January 18, 1979, prepared by Enwright Associates, Inc., to-wit:**

**BEGINNING at an old iron pin on the southeastern side of Haywood Road and the joint corner of the within described property and property now or formerly belonging to Pazdan and running thence along the southeastern side of said road N. 34-14-26 E. 150 feet to a new iron pin; thence S. 55-56-29 E., 238.70 feet to a new iron pin; thence S. 34-14-26 W., 145.03 feet to an old iron pin in the line of property now or formerly belonging to Airport Baptist Church; thence S. 03-18-39 W. 5.78 feet to an old iron pin; thence along the common line of Pazdan property N. 55-56-29 W., 241.67 feet to an old iron pin on the southeastern side of Haywood Road, the point of beginning.**

**DERIVATION: Deed of Manly Furman Haywood, recorded May 2, 1980, in Deed Book 1125 at page 102.**

RECORDED IN DEED BOOK 1125 PAGE 102  
DOCUMENTARY  
STAMP

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):

NOTARY PUBLIC  
21356 JEW RW  
Joseph J. Pazdan  
1981-3-14-21

0726

4328 RV-2