

State of South Carolina

County of Greenville

FILED  
GREENVILLE CO. S. C.  
JAN 25 4 33 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1531 PAGE 154  
Mortgage of Real Estate



THIS MORTGAGE made this 23 day of JANUARY, 19 81.

by M. F. BANTON

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

Greenville, S. C.

(hereinafter referred to as "Mortgagee"), whose address is PO Box 1329

Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, M. F. BANTON is indebted to Mortgagee in the maximum principal sum of NINE THOUSAND ONE HUNDRED SEVENTY FOUR & 60/100 Dollars (\$ 9,174.60), which indebtedness is evidenced by the Note of M. F. BANTON of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is sixty (60) months 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 \$ 9,174.60 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 lot of land located in the State of South Carolina, County of Greenville, in Highland Township, on the northeast side of Howe Road, containing 8.46 acres, more or less, as shown on a survey entitled "Plat for J. W. Trammell" dated Oct. 1975 recorded in plat book 5N at page 88 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at a spike in center of Howe Road and running thence N. 4-28 W. 439.99 feet to a spike in center of a county road; thence with county road as line N. 76-07 E. 298 feet to a nail and cap, thence continuing N. 63-45 E. 119 feet to a nail and cap; thence continuing N. 51-40 E. 71 feet to center of creek; thence with center of creek as line S. 53-27 E. 424.6 feet to an iron pin; thence S. 43-32 W. 582.8 feet to an iron pin; thence S. 39-46 W. 160.3 feet to a spike in center of Howe Road; thence with center of Howe Road as line N. 52-05 W. 325 feet to the point of beginning.

This is the same property conveyed to mortgagor by James Walker Trammell by deed dated Jan 23, 1981 to be recorded herewith.

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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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