

State of South Carolina

County of GREENVILLE

GREENVILLE CO. S. C.
JAN 30 1 06 PM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1531 PAGE 328



Mortgage of Real Estate

THIS MORTGAGE made this 30th day of January, 19 81,

by Richard W. Locke

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, 306 East North Street, Greenville, S.C., 29602

WITNESSETH:

THAT WHEREAS, Richard W. Locke, Harvard K. Riddle and Kenneth E. Moody is indebted to Mortgagee in the maximum principal sum of Eleven Thousand Seven Hundred Twenty-Seven and 60/100----- Dollars (\$ 11,727.60), which indebtedness is evidenced by the Note of Richard W. Locke, Harvard K. Riddle & Kenneth E. Moody even date here with, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 8, 1986 ~~xxxxxx~~, 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 \$ 11,727.60 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 piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, near the corporate limits of the City of Greenville, at the intersection of Guess Street and Wilkins Street, and being shown on a plat entitled "Property of C. C. Coleman, Jr." dated April 1973 and recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-A, at Page 48, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Wilkins Street and Guess Street, and running thence along Guess Street S. 22-40 E. 71.5 feet to an iron pin on the eastern side of Guess Street; thence N. 59-36 E. 131 feet to an iron pin; thence N. 59-36 E. 5 feet to a branch as shown on said plat; thence with the branch N. 8-00 W. 76.6 feet to an iron pin on Wilkins Street; thence with Wilkins Street 7 feet to an iron pin on Wilkins Street; thence continuing with Wilkins Street S. 59-36 W. 150.5 feet to the point of beginning.

This being the same property conveyed to Richard W. Locke by deed of A. J. Hendrix and Elizabeth E. Hendrix dated December 12, 1979, and recorded on December 13, 1979, in the RMC Office for Greenville County, S.C., in Deed Book 1117, at Page 293.

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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