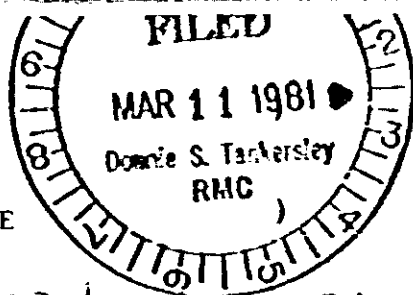


State of South Carolina

County of GREENVILLE



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Mortgage of Real Estate



THIS MORTGAGE made this 23rd day of February, 19 81

by Lewis C. Marden and Thelma O. Marden

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

(hereinafter referred to as "Mortgagee"), whose address is 19 Appaloosa Drive, Greenville, S.C.

WITNESSETH:

THAT WHEREAS, Lewis C. Marden and Thelma O. Marden is indebted to Mortgagee in the maximum principal sum of Six Thousand and no/100 Dollars (\$ 6,000.00), which indebtedness is evidenced by the Note of Lewis C. Marden and Thelma O. Marden of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 8, 1986 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 \$ 6,000.00, 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, with all buildings and improvements thereon, situate, lying and being on the Northeastern side of Appaloosa Drive, in Greenville County, South Carolina, being known and designated as Lot No. 22 on plat of Mustang Village made by Dalton & Neves, Engineers, dated June, 1967, recorded in the RMC Office for Greenville County, South Carolina in Plat Book TTT at Page 1, reference to which plat is hereby craved for the metes and bounds thereof."

This property is subject to any and all easements and rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises. This property is also subject to restrictions and covenants, if any, as may appear of record.

This is the identical tract of land conveyed to Mortgagors herein named by deed from Joe Arnold, Jr. being recorded simultaneously herewith in the office of the RMC for Greenville County, S. C. in Deed Book 1144, at Page 130.

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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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