

State of South Carolina

County of GREENVILLE

RECORDED
MAR 12 11 31 AM '81
SOUTH CAROLINA
REGISTERED
R.M.C.

1534 960

Mortgage of Real Estate



THIS MORTGAGE made this 9th day of March, 19 81.

by Randell D. Croft and Amelia K. Croft

(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, S. C. 29603

WITNESSETH:

THAT WHEREAS, We, Randell D. Croft and Amelia K. Croft
is indebted to Mortgagee in the maximum principal sum of Forty-Seven Thousand & No/100----- Dollars (\$ 47,000.00), which indebtedness is evidenced by the Note of March 9, 1981 of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is March 12, 1985 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 \$ 47,000.00, 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 certain piece, parcel or lot of land lying and being on the Southerly side of Rock Creek Drive in the City of Greenville, County of Greenville, State of South Carolina, and being designated as Lot No. 3 and a part of Lot No. 2 according to a plat of Property of Edwin B. Weaver made by R. K. Campbell, Surveyor, April 12, 1961, and having, according to said plat, the following lines, courses and distances, to wit:

BEGINNING at an iron pin on Rock Creek Drive, at the most northerly corner of the property herein conveyed, and running thence with Rock Creek Drive, S. 73-38 W. 100.5 feet; thence continuing with Rock Creek Drive, S. 74-03 W. 36 feet; thence S. 18-33 E. 130.4 feet to an iron pin at branch; thence with branch the line, N. 74-13 E. 36 feet; thence continuing with branch the line, N. 77-17 E. 113 feet to an iron pin; thence N. 23-26 W. 138 feet to the point of beginning.

See Probate Court File 644-21. Also see deed in Deeds Volume 408, page 469.

This being the same property conveyed by deed from Edwin B. Weaver unto Randell D. Croft and Amelia K. Croft, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 672 at page 161, recorded April 19, 1961.

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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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