

State of South Carolina

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GREENVILLE CO. S. C.

BOOK 1536 PAGE 365



Mortgage of Real Estate

County of GREENVILLE

MAR 27 3 21 PM '81

THIS MORTGAGE made this

27th day of March

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by Robert J. Going

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, Greenville, South Carolina, 29602

WITNESSETH:

THAT WHEREAS, Robert J. Going is indebted to Mortgagee in the maximum principal sum of Nineteen Thousand, Nine Hundred and Twenty Two and 40/100 Dollars (\$ 19,922.40), which indebtedness is evidenced by the Note of Robert J. Going of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is April 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, 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 \$ 19,922.40, 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 in Greenville County, State of South Carolina, containing 28.09 acres, more or less, according to a survey of the property made by J.C. Hill, Engineer, dated April 13, 1964, and recorded in the RMC Office for Greenville County in Plat Book 747 at Page 91, and having the following metes and bounds according thereto:

BEGINNING at an iron pin in Gap Creek Road and running thence the following metes and bounds, courses and distances: N. 51-50 E. 151 feet; N. 34-20 E. 495 feet; N. 54-20 W. 251.5 feet; thence N. 55-30 W. 98 feet; N. 61-50 W. 102 feet; N. 65 W. 179 feet; N. 86 W. 62 feet; S. 62-50 W. 148 feet; N. 29-0 W. 325.7 feet to gap creek; thence with gap creek as the line, 160 feet, more or less; running thence S. 18 W. 87 feet; thence N. 76-15 W. 778 feet to an iron pin; thence S. 60-30 W. 1,366.3 feet to an iron pin; thence S. 43-0 W. 226 feet, more or less, to Booger Hollow; thence with Booger Hollow in a southerly direction 247 feet, more or less, to iron pin in Gap Creek Road; thence with said Gap Creek Road, the following courses and distances: N. 42-30 E. 59 feet; N. 26-20 E. 130 feet; N. 61 E. 80 feet; N. 73-50 E. 330 feet; N. 64-10 E. 184 feet; thence N. 56 E. 228 feet; N. 79-30 E. 144 feet; S. 82-0 E. 122 feet; S. 67 E. 81 feet to an iron pin at Gap Creek Church property; thence along line of Church property the following courses and distances: N. 34-12 E. 341.7 feet; S. 78-30 E. 477.6 feet; S. 49-11 E. 397.3 feet; S. 26 W. 493 feet to an iron pin in center of Gap Creek Road; thence with Gap Creek Road, S. 81 E. 186 feet; thence continuing with said road in a southeasterly direction, 208 feet; S. 72 E. 134 feet; thence S. 64 E. 250 feet to an iron pin, the beginning corner.

ALSO: All that other piece, parcel or tract of land in the County of Greenville, State of South Carolina, being known and designated as Tract No. 9 as shown on plat of property of B.H. Trannell, according to a survey thereof made by J.C.Hill, dated July 29, 1958, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on Proposed Road at the joint front corner of Lots 8 and 9, and running thence N. 25 W. 269.9 feet to an iron pin; thence with the old run of a creek, 90 feet, more or less, to a beech; thence continuing with said old run of a creek, 32.4 feet to an iron pin, joint rear corner of Lots 9 and 10; thence S. 29 E. 289.7 feet to an iron pin on a Proposed Road; thence with said Proposed Road, N. 62-50 E. 80 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Frank P. McGowan, Jr., as Master in Equity for Greenville County, South Carolina, dated March 27, 1981, and recorded simultaneously herewith.

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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