

State of South Carolina

County of GREENVILLE

FILED
S.C.
12 02 PM '81
SHERLEY
H.C.

BOOK 1540 PAGE 866

Mortgage of Real Estate

THIS MORTGAGE made this 21st day of April, 1981

by Leon Barnes and Bonnie Barnes

(hereinafter referred to as "Mortgagor") and given to Louie F. Spearman

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box , Ninety Six, S. C. 29666

WITNESSETH:

THAT WHEREAS, Leon Barnes and Bonnie Barnes is indebted to Mortgagee in the maximum principal sum of Eighteen Thousand Five Hundred and no/100 Dollars (\$18,500.00), which indebtedness is evidenced by the Note of Leon Barnes and Bonnie Barnes of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 240 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 \$ 18,500.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys 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 the City of Greenville, Greenville County, S. C., with all improvements thereon, being shown as Lot #43 on a plat of Dixie Heights, recorded in the RMC Office for Greenville County, S. C., in Plat Book H, at page 46, and having the following metes and bounds: Beginning at a stake on the eastern corner of Central Avenue and the Lowndes Hill Road, and running thence with the Southeastern side of Central Avenue N 43-12 E for 164.5 feet to a stake at the corner of Lot #42; thence with the line of said lot S 46-48 E for 50 feet to a stake at the corner of Lot #44; thence, with the line of said lot S 43-12 N for 155.3 feet to a stake on Lowndes Hill Road; thence, with the Northeastern side of the Lowndes Hill Road N 56-38 W for 50.75 feet to the beginning corner.

This being the identical property conveyed to Leon Barnes and Bonnie Barnes by Louie F. Spearman by deed dated April 21, 1981, recorded in Deed Book 1147, at page 713, in the Office of the RMC for Greenville County, S. C.

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RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS
GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENT NO. 1540-866
DATE RECORDED: APR 21 1981
BY: [Signature]

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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