

State of South Carolina

Mortgage of Real Estate

S

County of GREENVILLE

1544 584

THIS MORTGAGE made this 19th day of June 19 81

by Joyce G. Collins a/k/a Joyce Ann Collins

(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. 29602

WITNESSETH:

1981 THAT WHEREAS, Joyce G. Collins a/k/a Joyce Ann Collins is indebted to Mortgagee in the maximum principal sum of Three Thousand and No/100 Dollars (\$ 3,000.00 ), which indebtedness is evidenced by the Note of Joyce G. Collins a/k/a Joyce Ann Collins of June 15, 1981, together with interest thereon being payable as provided for in said Note, the final maturity of which is June 15, 1984 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 \$ 3,000.00 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 in the State of South Carolina, County of Greenville, on the east side of old Grove Road and being known and designated as Lot No. 1, according to a plat of R. L. Rollins made by Piedmont Engineering Service, February 21, 1949, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East Side of the Old Grove Road, corner of property now or formerly owned by N. J. Burns Estate, which said pin is 25 feet from the center of said road, and running thence with said Burns line S. 61-45 E. 383.6 feet to an iron pin; thence N. 35-56 E. 163.3 feet to an iron pin at the rear joint corner of Lots Nos. 1 and 2; thence with the joint line of said lots, N. 61-45 W. 383.6 feet to an iron pin on the east side of said road, thence with the east side of said road, S. 35-56 W. 163.3 feet to the point of beginning.

This is the same property devised to the mortgagor by will of John Silas Collins (see Will file 1256 at apartment 17). GREENVILLE COUNTY

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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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