

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 24th day of June, 1981.

by Billy F. Hooks and Melody M. Hooks

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

P.O. Box 1329, Greenville, S.C. 29602

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1329, Greenville, S.C.

29602

WITNESSETH:

THAT WHEREAS, Billy F. Hooks and Melody M. Hooks is indebted to Mortgagee in the maximum principal sum of Six Thousand Five Hundred Sixty Seven and 36/100ths Dollars (\$6567.36), which indebtedness is evidenced by the Note of Billy F. Hooks and Melody M. Hooks of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is June 22, 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 \$ 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 lot of land situate on the northwestern side of White Horse Road Extension, and on the southwestern side of Laurel Court, in the County of Greenville, State of South Carolina, being shown as Lot No. Nine (9) on a plat of Laurel Hills Subdivision, dated November 1979 prepared by C.O. Riddle, recorded in Plat Book 7U at Page 1 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwestern side of Laurel Court at the joint front corner of Lot 8 and 9 and running thence with Lot 8 S 52-00 W 247.5 feet to an iron pin at the joint rear corner of Lot 8 and 9; thence S 34-41 E 344.3 feet to an iron pin on the northwestern side of White Horse Road Extension; thence with said Road N 50-43 E 242.50 feet to an iron pin; thence N 6-17 E 35.8 feet to an iron pin on Laurel Court; thence with said Court N 38-00 W 312 feet to the point of beginning, and containing 2.00 acres.

This being the same property conveyed to the Mortgagors by deed of J. L. Rogers Engineering Co., Inc., dated and recorded of even date herewith.

SC70 --- 1 UN2491 917

LOVE, THORNTON, ARNOLD & THOMASON
File # 21826
N. Owner Billy F. Hooks et al

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
02.84

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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