

State of South Carolina AUG 7 3 32 PM '81

BOOK 1519 PAGE 371
Mortgage of Real Estate

County of GREENVILLE DONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE made this 7th day of August, 19 81,

by Danny A. Crane and Kimberly S. Crane

(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, Danny A. Crane and Kimberly S. Crane is indebted to Mortgagee in the maximum principal sum of Sixty One Thousand, Five Hundred and No/100 Dollars (\$ 61,500.00), which indebtedness is evidenced by the Note of Danny A. Crane and Kimberly S. Crane of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is thirty years 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 \$ 61,500.00 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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 94 of a subdivision known as Canebrake I, as shown on plat thereof prepared by Enwright Associates, dated August 18, 1975, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D at Pages 95 and 96, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Duquesne Drive, joint front corner of Lots 93 and 94, and running thence with the joint line of said lots, S. 70-45 E. 149.28 feet to an iron pin in the line of Lot 110; thence with the line of Lot 110, N. 26-50 E. 54 feet to an iron pin, joint rear corner of Lots 94 and 95, and running thence N. 55-55 W. 174.04 feet to an iron pin on the southeastern side of Duquesne Drive; thence with Duquesne Drive, following the curvature thereof in a southwesterly direction an arc distance of 89.48 feet (the radius being 250.44 feet), and thence continuing with said drive, S. 3-10 W. 10 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Anthony E. McClure and Martha G. McClure, dated August 7, 1981, and recorded simultaneously herewith.

In the event the property embraced by this mortgage and the note for which this mortgage stands as security is sold or otherwise conveyed by the maker hereof prior to the time that the lien created by such mortgage is fully satisfied, or if the title to such property shall become vested in any other person or entity in any manner whatsoever, other than because of the death of the maker hereof; then, and in such event, the remaining principal balance on the note and mortgage, together with all accrued interest, shall at once become due and payable, at the option of the legal holder hereof.

It is further agreed that if Danny A. Crane shall cease to be an employee of Southern Bank and Trust Company for any reason other than death, then, and in such event, the remaining principal balance of this note and mortgage, together with all accrued interest, shall at once become due and payable, at the option of the legal holder hereof.

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);

0376

4328 RV-2