

State of South Carolina

County of GREENVILLE

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Mortgage of Real Estate



THIS MORTGAGE made this 26th day of August, 1981

by James Conits and Christina J. Conits

(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, South Carolina 29602

WITNESSETH:

THAT WHEREAS, James Conits and Christina J. Conits is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and no/100 Dollars (\$20,000.00), which indebtedness is evidenced by the Note of James Conits and Christina J. Conits of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is three 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 \$ 20,000 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 lying in the State of South Carolina, County of Greenville, shown as Lots 3 B and 3 D on plat of Property of P. L. McHugh and Pauline B. McHugh, recorded in Plat Book TT at page 53 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Dempsey Real Estate Co., Inc. by deed recorded May 21, 1974 in Deed Book 999 at page 382 for Lot 3 B and Heyward Ballard by deed recorded May 23, 1967 in Deed Book 820 at page 251.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 00.00

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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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