

State of South Carolina

FILED  
GREENVILLE CO. S. C.  
AUG 31 10 27 AM '81

BOOK 1551 PAGE 355  
Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 31st day of August, 1981,

by DONNIE WINKERSLEY R.M.C. B & T CONTRACTORS, INC. AND VERNON L. BURKHARDT AND ANITA A. BURKHARDT

(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

WITNESSETH:

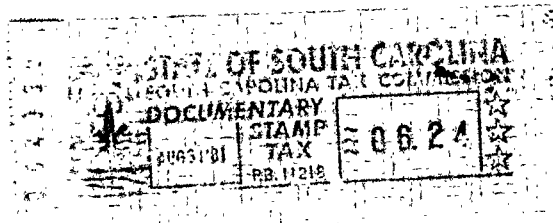
THAT WHEREAS, B & T CONTRACTORS, INC. AND VERNON L. BURKHARDT AND ANITA A. BURKHARDT is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand Five Hundred Forty-One and 20/100 Dollars (\$ 15,541.20), which indebtedness is evidenced by the Note of B & T Contractors, Inc., Vernon L. & Anita A. Burkhardt of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Five 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 \$ 15,541.20, 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 in the County of Greenville, State of South Carolina, on the northwesterly side of Irene Circle, shown and designated as Lot No. 29, on plat of Royal Heights, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "W", at Page 25. Said lot fronts on the northwesterly side of Irene Circle 72 feet, has a depth of 170 feet on the westerly side, a depth of 153 feet on the easterly side, and is 70 feet across the rear.

Derivation: Danny Bagwell, Deed Book 922, Page 134, recorded August 5, 1971.

This mortgage is subordinated and junior to that mortgage given to Aiken Loan & Security Company, in the original amount of \$7,000.00, recorded on September 16, 1965, in the RMC Office for Greenville County, SC.



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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);