

State of South Carolina

FILED
GREENVILLE, S.C.

BOOK 1555 PAGE 436



Mortgage of Real Estate

County of Greenville

OCT 16 10 47 AM '81
DONNA B. BARKERSLEY
R.M.C.

THIS MORTGAGE made this 13th day of October, 19 81,

by David D. Douglas

(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:

THAT WHEREAS, David D. Douglas is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and No/100 Dollars (\$ 15,000.00), which indebtedness is evidenced by the Note of Crescent Properties, A Partnership, of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is one year after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

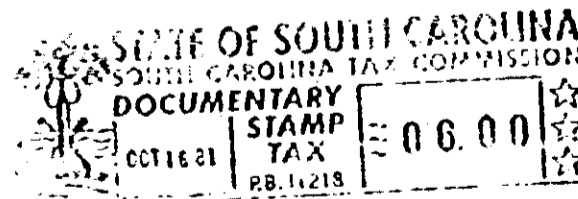
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$15,000.00, 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, together with all improvements thereon, situate, lying and being on the southwestern side of Fairlane Drive, south of the Town of Mauldin, County of Greenville, State of South Carolina, being shown and designated as Lot No. 92 on a Plat of Greenbrier Subdivision, recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, at Page 129, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Fairlane Drive at the joint corner of Lots Nos. 92 and 93 and running thence with the common line of said lots, S. 55-25 W. 219.6 feet to an iron pin; thence S. 34-35 E. 100 feet to an iron pin, joint rear corner of Lots Nos. 91 and 92; thence with the common line of said lots, N. 55-25 E. 218.7 feet to an iron pin on the southwestern side of Fairlane Drive; thence with said Drive, N. 34-15 W. 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Van R. Cook and Dianne E. Cook dated November 9, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1115, at Page 451, on November 13, 1979.

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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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