

State of South Carolina

REG: 1557 PAGE 431

Mortgage of Real Estate



FILED GREENVILLE S.C.

County of GREENVILLE

NOV 10 10 33 AM '81

THIS MORTGAGE made this 10th day of November, 1981

by DAVID B. MANN

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

(hereinafter referred to as "Mortgagee"), whose address is 304 E. North Street, Greenville, S. C.

WITNESSETH:

THAT WHEREAS, DAVID B. MANN

is indebted to Mortgagee in the maximum principal sum of Forty-five Thousand and No/100 Dollars (\$ 45,000.00 ), which indebtedness is evidenced by the Note of DAVID B. MANN 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 \$ 45,000.00 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the cul-de-sac of Waccamaw Circle, being known and designated as part of property of Kenneth R. Padgett, Jr., as shown on Plat of Property of Kenneth R. Padgett, Jr., recorded in the R.M.C. Office for Greenville County in Plat Book 5-P, page 17, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on Waccamaw Circle at the joint front corner of this property and property now or formerly owned by Kenneth R. Padgett, Jr., and running thence along the joint property line of said parties, N48-20W, 152 feet to an iron pin; thence N65-35E, 99 feet to an iron pin; thence N78-26E, 64 feet to an iron pin; thence S53-54E, 40 feet to an iron pin; thence S28-37W, 129.5 feet to an iron pin; thence S28-37W, 20 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor by Harrison Properties, Inc. on May 29, 1979, and recorded in the R.M.C. Office for Greenville County in Deed Book 1103 at Page 505.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX \$ 18.00

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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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