

State of South Carolina

GREENVILLE COUNTY S.C.

REC. 1558 PAGE 976



Mortgage of Real Estate

County of

GREENVILLE

RECORDED

THIS MORTGAGE made this 3rd day of December, 1981,

by John M. Syphrit and Martha Elizabeth Syphrit

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

(hereinafter referred to as "Mortgagee"), whose address is Grove Road, Greenville, South Carolina

29602

WITNESSETH:

THAT WHEREAS, John M. Syphrit and Martha Elizabeth Syphrit

is indebted to Mortgagee in the maximum principal sum of Five Thousand Nine Hundred Ninety Three and 76/100 Dollars (\$ 5,993.76 ), which indebtedness is evidenced by the Note of John M. Syphrit and Martha Elizabeth Syphrit of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is December 8, 1985 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 \$ 5,993.76 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 in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Bear Drive (formerly Bear Grass Drive) and being known and designated as Lot No. 44 of BILTMORE Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book Y at Page 147, and having such metes and bounds as shown thereon, reference being hereby made to said plat for a more complete description.

This being the same property conveyed to Mortgagors by deed of Jimmy D. Duffle and Mildred M. Duffle recorded in the RMC Office for Greenville County in Deed Book 1158 at page 923 on December 1, 1981.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 02.40

GC10 3 DI 3 81

4.0000

20-028

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);

4328 RV.2