



County of GREENVILLE

DEC 23 2 30 PM '81

SONNERSLEY

THIS MORTGAGE made this 23 day of December, 1981

by Charles N. Garrison d/b/a Garrison Opticians & Sheri S. Garrison (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, Charles N. Garrison d/b/a Garrison Opticians & Sheri S. Garrison is indebted to Mortgagee in the maximum principal sum of FORTY-FIVE THOUSAND SEVEN HUNDRED FIFTY-ONE AND 41/100 Dollars (\$ 45,751.40), which indebtedness is evidenced by the Note of Charles N. Garrison d/b/a Garrison Opticians of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is August 2, 1982 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 \$ 45,751.40 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:

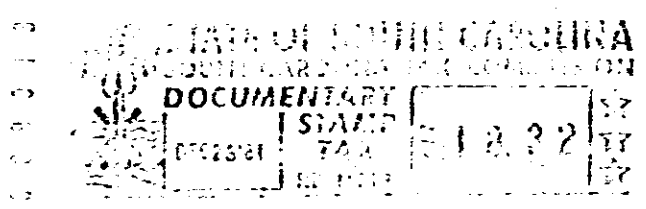
ALL that certain piece, parcel or lot of land being 1.29 acres lying and being in Greenville County, State of South Carolina on the western side of Pine Forest Drive, being a northern portion of a tract of land as shown on a plat entitled Survey for Nelson Garrison, dated May 2, 1973, made by Carolina Engineering and Surveying Company, and according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of property of Denby Davenport and the mortgagors herein, and running thence with the joint line of said lots S. 66-15 W. 229.8 feet to an old iron pin; thence S. 37-00 W. 50 feet to an old iron pin; thence N. 53-20 W. 205.6 feet to an old iron pin; thence N. 36-18 E. 181.4 feet to an old iron pin; thence N. 68-21 E. 90.4 feet to an old iron pin; thence S. 63-26 E. 75.7 feet to an old iron pin; thence S. 44-28 E. 126.2 feet to an old iron pin; thence S. 33-43 E. 66.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Knox L. Haynsworth, Jr., to C. Nelson Garrison as recorded in the RMC Office in Deed Book 977 at page 203 and to Sheri S. Garrison in Deed Book 1027 at page 796.

This loan is junior in lien to that certain mortgage to First Federal Savings & Loan Association as recorded in the RMC Office for Greenville County in Mortgage Book 1354 at page 55.

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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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