

State of South Carolina

County of GREENVILLE

RECORDED
1561 PAGE 351
Mortgage of Real Estate
10 17 AM '82
HARRISLEY

THIS MORTGAGE made this 18 day of JANUARY, 19 82

by ELIZABETH L. MARCHANT

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

(hereinafter referred to as "Mortgagee"), whose address is PO Box 1329 Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, ELIZABETH L. MARCHANT is indebted to Mortgagee in the maximum principal sum of FORTY THOUSAND Dollars (\$ 40,000.00), which indebtedness is evidenced by the Note of Elizabeth L. Marchant 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 \$ 40,000 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 tract of land in the city of Greenville, county of Greenville, state of South Carolina, containing 2.38 acres, as shown on plat entitled "Property of Elizabeth L. Marchant" dated Sept. 1080, by Dalton & Neves, Engineers, recorded in plat book 8-V page 58 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of East Parkins Mill Road, corner of Lot No. 5, and running thence N. 30-04 W. 289.1 feet to an iron pin in line of lot No. 3; thence with line of lot 3, N. 39-19 W. 99 feet to an iron pin corner of Lot No. 5; thence with line of lot 5, S. 66-50 W. 218.2 feet to an iron pin; thence S. 51-44 W. 77.5 feet to an iron pin; thence turning S. 43-09 E. 107.6 feet to an iron pin; thence S. 19-56 E. 180.1 feet to an iron pin on the northwest side of East Parkins Mill Road; thence with said street N. 83-44 E. 139.4 feet to an iron pin; thence N. 78-32 E. 199.4 feet to the point of beginning.

This is a portion of the property conveyed to mortgagor by C. C. Hindman, Jr. et al by deed dated 10/6/50 recorded 10/11/50 in deed vol. 421 page 51 of the RMC Office for Greenville County, S. C.

RECORDING OFFICE OF SOUTH CAROLINA
DISCUANTARY STAMP
10 17 1982

400 0 18371801

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);

085

4328 RV.2