

State of South Carolina

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GR...) CO. S. C.

BOOK 1586 PAGE 137

Mortgage of Real Estate



County of Greenville

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SONN... HANLERSLEY
R.M.C.

THIS MORTGAGE made this 19th day of March, 19 82,

by Robert E. Johnson and Susan J. Johnson

(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, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Robert E. Johnson and Susan J. Johnson is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and No/100----- Dollars (\$ 20,000.00-----), which indebtedness is evidenced by the Note of Robert E. Johnson and Susan J. Johnson of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 365 days 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 \$ 20,000.00----- 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, at 904 East Washington Street, and shown on a plat of Albert S. Hagood prepared by Dalton & Neves Engineers in March of 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of East Washington Street at the front of Elmore property and running thence with said street, S. 69-15 E. 72 feet to a railroad spike at the front corner of Meetze property; thence with said property, S. 21-16 E. 305.3 feet to an old iron pin, 25 feet from the center of the right of way of the A.C.L. R.R.; thence along said right of way, N. 51-46 E. 94.1 feet to an old iron pin; thence with Elmore property, N. 24-59 W. 277.8 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Albert S. Hagood, Trustee for DCG Trust, dated July 15, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1129, at Page 390, on July 17, 1980.

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STATE OF SOUTH CAROLINA
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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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