

State of South Carolina )

BOOK 1558 PAGE 285

Mortgage of Real Estate



County of Greenville GREENVILLE )

THIS MORTGAGE made this 23 day of March, 19 82

by Geraldine M. McCall

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

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

WITNESSETH:

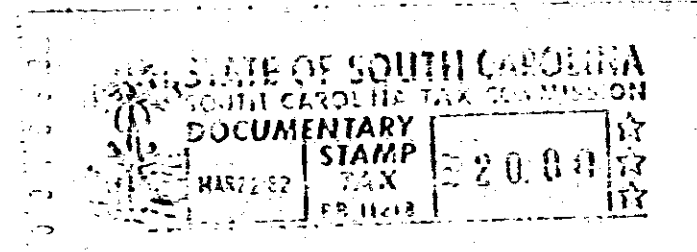
THAT WHEREAS, Geraldine M. McCall is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and no/100 Dollars (\$50,000.00), which indebtedness is evidenced by the Note of Geraldine M. McCall and James B. McCall, Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 5 years from date 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 \$50,000.00, 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1 of Section A-1 of Gower Estates according to a plat thereof prepared by R. K. Campbell, August, 1961, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book ZZ at page 53, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southeastern side of Parkins Mill Road at the joint front corner of Lots Nos. 1 and 2 and running thence with the joint line of said lots, S 58-40 E, 165.6 feet to an iron pin in the line of Lot No. 39 of Section A; thence along the line of Lots Nos. 39 & 40, N 31-20 E, 140.5 feet to an iron pin on the southwestern side of Don Drive; thence with the curvature of said Don Drive, the chord of which is N 84-58 W, 159 feet to an iron pin at the intersection of said Don Drive and Parkins Mill Road; thence with curvature of said intersection, the chord of which is S 63-18 W, 42.5 feet to an iron pin on the southeastern side of Parkins Mill Road; thence with the southeastern side of Parkins Mill Road, S 31-51 W, 33.4 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of James B. McCall, Jr. recorded in the RMC Office for Greenville County September 26, 1974 in Deed Book 1007 at Page 375.

This is a second mortgage, junior in priority to that certain note and mortgage executed by the mortgagor herein and James B. McCall, Jr. unto First Federal Savings and Loan Association dated October 19, 1962 and recorded October 22, 1962 in the RMC Office in REM Book 904 at Page 415.

23 82 355



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);

20-028

5  
8  
2  
0

4328 RV-2