

State of South Carolina

15336 685
Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 23rd day of March, 1982

by Frances M. Cochran (now Frances M. Greene)

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, Greenville, S. C. 29601

WITNESSETH:

THAT WHEREAS, Frances M. Cochran (now Frances M. Greene) is indebted to Mortgagee in the maximum principal sum of Twelve Thousand and No/100----- Dollars (\$ 12,000.00), which indebtedness is evidenced by the Note of Frances M. Cochran (now Frances M. Greene) of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is March 22, 1987 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 \$ 12,000.00, 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, being known and designated as Lot No. 69 on Donington Drive, as is shown on a plat of Sheet 2 of Kingsgate Subdivision prepared by Piedmont Engineers and Architects, said plat being recorded in the Office of the R.M.C. for Greenville County in Plat Book 3-W at Pages 44 and 45, and being more fully described as follows:

BEGINNING at a point on Donington Drive at the joint front corner of Lot 67 and 69, and running thence along Donington Drive, N. 12-30 W. 120 feet to a point at the joint front corner of Lots 69 and 71; thence S. 78-12 W. 152.5 feet to a point; thence S. 13-39 E. 121.9 feet to a point; and thence N. 77-30 E. 150 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Joseph F. Sullivan and Donna H. Sullivan, dated February 19, 1981, and recorded February 20, 1981, in Greenville County Deed Book 1143 at Page 75.

This is a second mortgage, junior in lien to that mortgage given by Frances M. Cochran to Perpetual Federal Savings & Loan Association, dated February 19, 1981, and recorded February 20, 1982, in Greenville County REM Volume 1533 at Page 171.

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