

State of South Carolina

County of Greenville

GR... ED... S.C.
APR 29 11 35 AM '82
RMC EASLEY

Mortgage of Real Estate



THIS MORTGAGE made this 29 day of March, 19 82,

by Ronald F. Fleming and Janice T. Fleming

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

(hereinafter referred to as "Mortgagee"), whose address is POST OFFICE BOX 404,

EASLEY, SOUTH CAROLINA 29640

WITNESSETH:

THAT WHEREAS, Ronald F. Fleming and Janice T. Fleming is indebted to Mortgagee in the maximum principal sum of TWENTY THOUSAND AND NO/100, S Dollars (\$ 20,000.00), which indebtedness is evidenced by the Note of Ronald F. Fleming and Janice T. Fleming of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of 3/22/89 which is 84 MONTHS 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 tract of land in the State of South Carolina, County of Greenville, in Fairview Township, being shown and designated as 2.025 acres on plat entitled "Property of Rev. Ron Fleming", prepared by J.L. Montgomery, III, dated August 13, 1976, recorded in the RMC Office for Greenville County in Plat Book 5V at Page 84, with refrence being made to said plat for a description as to metes and bounds.

This is the same property conveyed to Ronald F. Fleming by Deed of Jimmy C. Langston recorded September 13, 1976 in the RMC Office for Greenville County. Ronald F. Fleming conveyed one/half intrest to Janice T. Fleming by Deed recored September 13, 1976 in the RMC Office for Greenville County.

This mortgage is second and junior in lien to that mortgage given to Greer Federal Savings and Loan securing \$52,000.00 and recorded in Mortgage Book 1444, Page 628.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
APR 22 1982
\$ 03.00

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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20-028

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