

State of South Carolina)

MAY '82

1570

28

Mortgage of Real Estate



County of GREENVILLE)

THIS MORTGAGE made this 14th day of May, 1982,

by Jo Ann Hefner and Davy Lee Hefner

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

(hereinafter referred to as "Mortgagee"), whose address is 1301 Pendleton Street, Greenville, S.C.
29611

WITNESSETH:

THAT WHEREAS, Jo Ann Hefner
is indebted to Mortgagee in the maximum principal sum of Seventy Five Thousand and No/100
----- Dollars (\$ 75,000.00), which indebtedness is
evidenced by the Note of Jo Ann Hefner of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 180 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 \$ 75,000.00, 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 lot of land situate on the Northwest side of Yorkshire Drive,
(formerly known as Mable Avenue), near the City of Greenville, in Green-
ville County, SC, being shown as the Northeastern thirty-five (35) feet
of Lot No. 65 on plat of property of James Edwards, made by Dalton & Neves,
Engineers, February 1955, and recorded in the RMC Office for Greenville
County, SC in Plat Book 11, Page 121, and having according to said plat
the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Yorkshire Drive at joint
front corner of Lot 65 and Lot 66, and runs thence with the line of Lot
66, N. 47-08 W. 200 feet to an iron pin; thence S. 42-52 W., 35 feet to
an iron pin in the rear line of Lot 65; thence through Lot 65, S. 47-08
E. 200 feet to an iron pin on the Northwest side of Yorkshire Drive in
the front line of Lot 65; thence with Yorkshire Drive, N. 42-52 E., 35
feet to the BEGINNING corner.

This is the same property conveyed to the Mortgagor herein by Deed of Davy Lee Hefner recorded
in the RMC Office for Greenville County, S. C. in Deed Book 1021 at Page 924 on July 29, 1975.

ALSO:

All that certain piece, parcel or lot of land situate, lying and being in the State of South
Carolina, County of Greenville, being shown as Lot 66 on plat of the property of James M.
Edwards recorded in Plat Book II, at Page 121 and having the following metes and bounds, to-wit

BEGINNING at an iron pin on the northwestern side of Mable Avenue at joint front corner of
Lots 65 and 66, and running thence with the line of Lot 65, N. 47-08 W. 200 feet to an iron
pin; thence N. 42-52 E. 100 feet to an iron pin at corner of Lot 50; thence with the line
of Lot 50, S. 47-08 E. 200 feet to an iron pin on Mable Avenue; thence with the northwestern
side of Mable Avenue, S. 42-52 W. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by Deed of
J. W. Pitts, recorded in the RMC Office for Greenville County, S. C. in Deed Book 633 at
Page 11 on August 28, 1959.

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);

SC70 --- 1M1482 828

4.2001

20-028

DOCUMENTARY

4328 RV-2