

State of South Carolina S. C.)

BOOK 1572 PAGE 85

Mortgage of Real Estate



County of GREENVILLE

JUN 7 1982
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THIS MORTGAGE made this 7th day of June, 1982,

by Lee D. Long, Jr.

(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, S. C.

WITNESSETH:

THAT WHEREAS, Lee D. Long, Jr. 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 Lee D. Long, Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of November 28, 1982 which is one hundred eighty (180) 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 \$-----, 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, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot 107 according to a plat entitled "Heritage Lakes Subdivision" by Heaner Engineering Co., Inc., as revised October 26, 1977, and recorded in the RMC Office for Greenville County in Plat Book 6H at Page 18. Reference is hereby made to said plat for a metes and bounds description.

This being the same property conveyed to the Mortgagor by deed of MAR, INC. dated March 19, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1123 at Page 826 on April 11, 1980.

This is a second mortgage junior in lien to that certain mortgage to Southern Bank and Trust Company recorded April 11, 1980 in Mortgage Book 1500 at Page 554 in the original amount of \$7,186.20.

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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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