

State of South Carolina

Mortgage of Real Estate



County of Greenville

RECORDED  
JUN 18 1982  
S. C.  
SLEY

THIS MORTGAGE made this 18th day of June, 1982

by Louden C. Hoffman and Julia R. Hoffman

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329

Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Louden C. Hoffman and Julia R. Hoffman  
is indebted to Mortgagee in the maximum principal sum of Twenty-Seven Thousand Five Hundred  
and No/100 Dollars (\$ 27,500.00 ), Which indebtedness is  
evidenced by the Note of Louden C. Hoffman and Julia R. Hoffman of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 1/14/83  
which is 210 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 \$ 27,500.00 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 piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lots 9 and 10, Block A, of a subdivision known as Highland Terrace, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 101, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hillcrest Drive at the joint front corners of Lots 8 and 9, and running thence with the joint line of said lots S. 9-52 W. 179.3 feet to an iron pin in an alley; running thence with the alley N. 86-00 W. 100.6 feet to an iron pin at the joint rear corner of Lots 10 and 11; running thence with a joint line of said lots N. 9-52 E. 190 feet to an iron pin on the southern side of Hillcrest Drive; running thence with the southern side of said Drive S. 80-08 E. 100 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagors herein by deed of Sara Lowrey recorded in the R.M.C. Office for Greenville County November 6, 1981, in Deed Book 1157 at Page 973.

THIS mortgage is junior in lien to that certain Note and Mortgage executed unto Sara Lowrey in the amount of \$43,500.00 and recorded in the R.M.C. Office for Greenville County November 6, 1981, in Mortgage Book 1157 at Page 973.

SC10  
--- 1 JUN22 82 1261

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
ESTATE 1100

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

9334

4328 RV-2