

State of South Carolina

1577-102  
Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 4th day of August, 19 82

by Kenneth R. Spooner

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1379  
Greenville, S.C. 29601

WITNESSETH:

THAT WHEREAS, Kenneth R. Spooner  
is indebted to Mortgagee in the maximum principal sum of Ten thousand five hundred eleven and 94/100  
Dollars (\$ 10,511.94 ), which indebtedness is  
evidenced by the Note of July 29, 1982 of Kenneth R. Spooner of ~~xxxx~~ said  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is September 15, 1988 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 inereof; 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 \$ 17,629.20, 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 the certain piece, parcel or lot of land, with improvements thereon or hereafter  
constructed thereon, situate, lying and being in the County of Greenville, State of  
South Carolina, near the Town of Mauldin, and being designated as Lot No. 29 on  
Revised Map No. 2 of Verdin Estates Subdivision, said plat being prepared by C. O.  
Riddle and dated January 11, 1978, and recorded in the RMC Office for Greenville  
County in Plat Book 6-H at page 48, and according to said plat, having the following  
metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Fernande Drive at the joint front  
corner of Lots 30 and 29; thence with the joint line of said Lots, S. 59-57 E. 149.7 feet  
to an iron pin; thence N. 30-43 E. 127.4 feet to an iron pin on the southern side of  
Bethel Drive; thence with Bethel Drive, N. 67-58 W. 126.4 feet to an iron pin; thence  
with the corner of Bethel Drive and Fernande Drive, S. 71-02 W. 37.7 feet to an iron  
pin; thence with Fernande Drive, S. 30-56 W. 81.2 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of L.S. Green dated  
August 11, 1980 and recorded in the RMC Office for Greenville County in Deed Book  
1130 at page 945.

10071 605 (N) 5-2 1400

DOCUMENTARY  
STAMP  
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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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