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State of South Carolina

S.C.

Mortgage of Real Estate



County of

Greenville

THIS MORTGAGE made this 6th day of August, 1982

by Janet K. Dennings

(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, South Carolina, 29602

WITNESSETH:

THAT WHEREAS, Janet K. Dennings

is indebted to Mortgagee in the maximum principal sum of Twelve Thousand Two hundred One and no/100 Dollars (\$ 12,201.00 ). Which indebtedness is evidenced by the Note of Janet K. Dennings of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of August 6, 1987, which is 60 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 \$ 12,201.00 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:

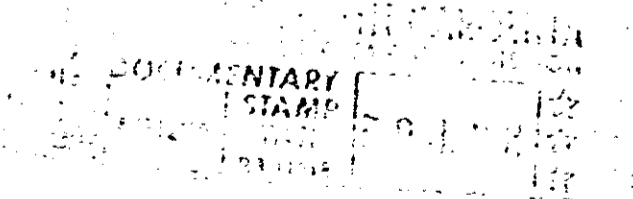
ALL that piece, parcel or lot of land, lying and being situate on the south side of Lowell Street in Bates Township near the Town of Travelers Rest and being shown and designated as Lot 22 on revised map of tracts 58, 59, and 60, Meadowbrook Farms, prepared by C. O. Ricale, R.L.S., as recorded in Plat Book "VV" at page 51, R.M.C. Office for Greenville County, South Carolina, and having, according to said map the following metes and bounds, to-wit:

BEGINNING at an iron pin at joint front corner of Lots 21 and 22 on the south side of Lowell Street, which pin is 120 feet west of iron pin in the southwest corner of the intersection of Lowell Street with Loraine Drive and thence along the joint line of the said lots S. 12-18 E. 175 feet to an iron pin; thence S. 77-42 W. 130 feet to an iron pin at joint rear corner of Lots 22 and 23; thence N. 12-18 W. 175 feet to an iron pin on the south side of Lowell Street; thence N. 77-42 E. 130 feet along said Lowell Street to an iron pin at the point of beginning.

The above-described property is conveyed subject to existing easements, rights of way, reservations and restrictions.

This being the same property conveyed to the mortgagor herein by deed of Ralph C. Buchanan, et al. recorded on August 12, 1982, in the RMC Office for Greenville County in Deed Book 1172, Page 77.

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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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