

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

REC: 1578 REG: 599

THIS MORTGAGE made this 25th day of August, 1982

by STANLEY H. BAKER AND CYNTHIA BAKER

(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, STANLEY H. BAKER AND CYNTHIA BAKER is indebted to Mortgagee in the maximum principal sum of Ten Thousand and no/100 Dollars (\$10,000.00), which indebtedness is evidenced by the Note of Stanley H. Baker and Cynthia Baker of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of 8-15-87 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 \$10,000.00, 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot 27 on plat of Tar Acres recorded in the R. M. C. Office for Greenville County in Plat Book PPP at page 12 and 13; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Tar Boulevard, joint corner of Lots 26 and 27, and running along the line of said lots, S. 47-44 E., 230 feet; thence N. 49-0, 171.2 feet; thence N. 74-44 W., 250 feet to Tar Boulevard; thence along said Boulevard S. 42-16 W., 170 feet to the beginning corner.

This is the identical property conveyed unto the Mortgagors herein by deed of Salvatore C. Giaccone and Pauline R. Giaccone, recorded in the R. M. C. Office for Greenville County in July 17, 1981, in Deed Book 1181 at page 94.

RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA. DEED BOOK 1181, PAGE 94. AUG 25 1982. STAMP 10100.

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):

4328 RV-2