

BOOK 1585 PAGE 835

State of South Carolina FILED GREENVILLE CO. S. C.

Mortgage of Real Estate



County of GREENVILLE NOV 12 4 37 PM '82

THIS MORTGAGE made this 12th day of NOVEMBER, 1982

by QUENTIN O. BALL AND BERNICE W. BALL

(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, QUENTIN O. BALL AND BERNICE W. BALL is indebted to Mortgagee in the maximum principal sum of FIFTEEN THOUSAND AND 00/100 Dollars (\$15,000.00), which indebtedness is evidenced by the Note of QUENTIN O. BALL AND BERNICE W. BALL of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of 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 \$15,000.00 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot no. 10 on plat of Fairway Acres, prepared by C. C. Jones, Engineer, dated July 6, 1964 and recorded in plat book FFF at page 64 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Terrain Drive, and running thence N. 24-35 W., 386.5 feet to an iron pin; thence turning and running with the rear line of lot 10, N. 59-10 E., 151.3 feet to an iron pin; thence turning and running S. 24-33 E., 403 feet to an iron pin on the northerly side of Terrain Drive; thence with said Drive, S. 65-27 W., 150 feet to an iron pin, being the point of beginning.

Portion of property to Quentin and Bernice Ball by deed of A. V. Tribble and Mary I. Tribble. Recorded in deed book 739 page 120 on December 31, 1963.

GC10 3 NOV 22 82 000 DOCUMENTARY STAMP 00.00

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

5.00

1328 W. 2