

State of South Carolina

County of Greenville

GR: FILED
NOV 11 3 26 AM '82
H.C. WEAVER SLEY

BOOK 1585 PAGE 872

Mortgage of Real Estate



THIS MORTGAGE made this 9th day of November, 1982.

by George H. Edwards, Jr. and Florella B. Edwards

(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, George H. Edwards, Jr. and Florella B. Edwards is indebted to Mortgagee in the maximum principal sum of Seven thousand five hundred and No/100-----Dollars (\$ 7,500.00), Which indebtedness is evidenced by the Note of George H. Edwards, Jr. and Florella B. Edwards of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 5 years 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 \$ 7,500.00, 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and lying and being on the north side of East Earle Street and being shown as Lot No. 12 on Section F according to a plat of Stone Land Company, said plat recorded in the RMC Office for Greenville County in Plat Book A at page 337, and having according to a more recent plat entitled Property of Harold Cowan Griffin, Jr., Webb Surveying and Mapping Co., dated March 12, 1973, the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of East Earle Street at the joint front corner of Lots Nos. 11 and 12 and running thence with the joint line of Lots Nos. 11 and 12, N. 18-30 E. 174.6 feet to an iron pin; thence S. 66-15 E. 65.6 feet to an iron pin at the joint rear corner of Lots Nos. 12 and 13; thence with the joint line of Lots Nos. 12 and 13, S. 18-30 W. 167.5 feet to an iron pin on the north side of East Earle Street; thence with the north side of East Earle Street N. 71-20 W. 65.3 feet to an iron pin, to the point of beginning.

THIS property is the same property conveyed to the mortgagors herein by deed of Harold Coward Griffin, Jr., dated October 11, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1008 at Page 338 on October 11, 1974.

THIS mortgage is junior in lien to that certain mortgage assumed by the mortgagors to Union Savings Bank of Westchester County, New York in the principal sum of \$27,500.00 dated October 16, 1973 and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1293 at Page 184.

RECORDED IN SOUTH CAROLINA
DOCUMENTARY STAMP
NOV 11 1982

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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