

State of South Carolina

GREENVILLE CO. S.C.
FILED
JAN 17 2 50 PM '83
DONNIE S. TANKERSLEY
R.M.C.

Mortgage of Real Estate



County of

THIS MORTGAGE made this 15th day of January, 19 83

by David A. Sizemore

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 404, Easley, S.C. 29640

WITNESSETH:

THAT WHEREAS, David A. Sizemore is indebted to Mortgagee in the maximum principal sum of Seventeen Thousand and no/100 Dollars (\$17,000.00), Which indebtedness is evidenced by the Note of David A. Sizemore of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 90 days 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 \$ 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, located at the intersection of McBeth Street and Finley Street in Greenville County, South Carolina, being shown as Lot 103 of Section III on plat of Victor Monaghan Mills, prepared by Pickell & Pickell, dated December 20, 1948, and recorded in Plat Book S, at Page 179-181 in the RMC office for Greenville County, and according to said plat having the following measurements and boundaries to-wit:

BEGINNING at an iron pin on the north side of McBeth Street at the joint front corner of Lots 103 and 104 and running thence with line of Lot 104 North 10-42 East 93.4 feet to an iron pin on line of a fifteen (15') foot alley; thence with line of said alley North 79-11 West 72 feet to an iron pin on the eastern side of Finley Street; thence with line of said street South 10-42 West 93.5 feet; thence with line of McBeth Street South 79-25 East 72 feet to the point of BEGINNING.

The above described property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc., as appear of record and/or on the premises and to any and all restrictions, covenants, or zoning ordinances affecting such property as appear of record. The above described property is specifically subject to those certain restrictions recorded in Deed Book 382, at Page 218 in the RMC office for Greenville County, S. C. and easements for water and sewer lines shown on the above referred to plat.

This is the same property conveyed to the mortgagor herein by deed from William V. Mix, et. al. by deed dated January 15, 1983 and recorded in Deed Book 1180, at Page 956 in the RMC office for Greenville County, S. C.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
TAX
UNITS \$ 06.30
PR 11215

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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);

