

State of South Carolina

GREENVILLE CO. S. C.

Mortgage of Real Estate



County of GREENVILLE

FEB 2 4 49 PM '83

THIS MORTGAGE made this 2nd day of February, 1983

DONNIE S. TANKERSLEY R.M.C.

by Richard W. Locke

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

(hereinafter referred to as "Mortgagee"), whose address is E. North Street, Greenville, S. C. 29601

WITNESSETH:

THAT WHEREAS, Richard W. Locke is indebted to Mortgagee in the maximum principal sum of Seventy Five Thousand and No/100--- Dollars (\$ 75,000.00 ), Which indebtedness is evidenced by the Note of Richard W. Locke of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is August 1, 1983 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 \$ 79,808.22 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 in Greenville Township, Greenville County, State of South Carolina, on the northern side of Crescent Avenue (formerly referred to, incorrectly, as Mills Avenue), in the City of Greenville, being shown and designated as Lot Number Fifteen (No. 15) of Block "B" on a plat of the property of Cagle Park Company, made by R. E. Dalton, February 1917, recorded in the RMC Office for Greenville County in Plat Book "C" at pages 237 and 238, and, according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Crescent Avenue at the joint front corner of Lots Nos. 14 and 15, of Block "B", easterly from the northeastern corner of the intersection of Crescent Avenue and Augusta Street, and running thence with the line of Lot No. 14, N. 00-23 W. 190.2 feet to an iron pin; thence S. 77-44 E. 63.6 feet to an iron pin; thence with the line of Lot No. 16, S. 00-54 E. 196.8 feet to an iron pin on the northern side of Crescent Avenue; thence with the northern side of Crescent Avenue, N. 72-19 W. 67 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Southern Bank and Trust Company as Executor and Trustee of the Estate of R. E. Ingold and recorded subsequently and simultaneously herewith.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX 30.00 FEB 2 1983

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);

RECORDED

4328-17-2