

State of South Carolina

FILED
GREENVILLE CO S.C.
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DONNIE S. TANKERSLEY
R.M.C.

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Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 8th day of March, 19 83.

by Samuel Cranford McGee

(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, Samuel Cranford McGee
is indebted to Mortgagee in the maximum principal sum of Seventy Thousand Dollars and no/100's
Dollars (\$ 70,000.00). Which indebtedness is
evidenced by the Note of Samuel Cranford McGee of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 8-5-83
which is 150 days after the date hereof) the terms of said Note and any agreement modifying it
are incorporated herein by reference.

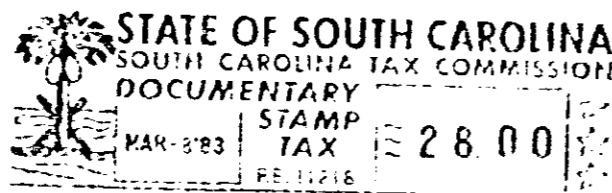
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate 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 \$ 70,000.00, 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, on the southeast corner
of Earle and Rutherford Streets, in the City of Greenville, being known
and designated as Lot 1 on Plat of M. E. Latimer land made by W. D.
Neves, Engineers, in July, 1919, and having the following metes and
bounds to-wit:

BEGINNING at an iron pin on the southeast corner of the property line
of Earle and Rutherford Streets, and running thence with the line of
Rutherford Street, S. 2-10 W. 65 feet to an iron pin, corner of Lots
Nos. 1 and 2; thence with the line of Lot 2, S. 85-15 E. 170 feet to an
iron pin in the line of Lot 4; thence with the line of Lot 4, N. 2-10 E.
65 feet to an iron pin on Earle Street; thence with said Earle Street,
N. 85-15 W. 170 feet to the beginning corner; less, however, that
portion of the above described lot conveyed to E. Inman, Master, to the
City of Greenville, South Carolina, for the purpose of widening Ruther-
ford Street, as shown by Deed recorded in Deed Volume 389 at Page 68,
in the R.M.C. Office for Greenville County, South Carolina.

THIS being the same property conveyed to the mortgagor herein by Deed of
Sally McGee Nord, dated November 13th, 1978, and recorded in the R.M.C.
Office for Greenville County in Deed Book 1091 at Page 925.

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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).

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