

State of South Carolina

County of Greenville

FILED
GREENVILLE CO. S. C.
MAR 26 2 10 PM '83
DONNIE S. TAMMERSLEY
R.M.C.

BOOK 1599 PAGE 286
Mortgage of Real Estate



THIS MORTGAGE made this 24th day of March, 19 83,

by Donna K. Jones

(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, Donna K. Jones is indebted to Mortgagee in the maximum principal sum of Twenty-five Thousand and no/100 Dollars (\$ 25,000.00), Which indebtedness is evidenced by the Note of Donna K. Jones of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 180 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 in the County of Greenville, State of South Carolina, known as Lot No. 25 as shown on plat of property of J. H. Morgan, recorded in Plat Book MMM, at Page 155, said lot having a frontage of eighty (80) feet on the East side of Mooremont Avenue, a parallel depth of One Hundred thirty-five and five-tenths (135.5) feet and a rear width of eighty (80) feet.

This is the same property conveyed to Mortgagor herein by deed of this date from Deborah S. Cureton Deadwyler and being recorded simultaneously herewith in the office of the R.M.C. Office for Greenville County, S.C., in Deed Book 1115, at Page 86.

This property is subject to any and all easements and rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any covenants, restrictions or zoning ordinances affecting such property as appear of record. This property is specifically subject to those certain restrictions recorded in Deed Book 604, at Page 506 in the office of the R.M.C. for Greenville County, S.C.

GCTO — 3 MR 28 83 056

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAR 25 83
TAX
P.D. 11218
10.00

4.0000
20-028

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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