

FILED
GREENVILLE S.C.

APR 12 3 41 PM '83

DONNIE B. SLEAY
R.M.C.

1601 PAGE 785

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 7th day of April, 1983

by Ronald E. Brune and Deborah P. Brune

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, S. C. 29602

WITNESSETH

THAT WHEREAS, Ronald E. Brune and Deborah P. Brune

is indebted to Mortgagee in the maximum principal sum of ---TWENTY THOUSAND AND NO/100--- Dollars (\$ 20,000.00). Which indebtedness is evidenced by the Note of Ronald E. Brune and Deborah P. Brune of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of April 6, 1984 which is 365 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 \$20,000.00 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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the westerly side of Ladyslipper Lane, near the City of Greenville, South Carolina, being known and designated as Lot No. 568 on plat entitled "Map Four, Section Two, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-P, at Page 62, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Ladyslipper Lane, said pin being the joint front corner of Lots Nos. 567 and 568 and running thence with the westerly side of Ladyslipper Lane on a curve, the chord of which is S. 4-42-40 108 feet to an iron pin at the joint front corner of Lots Nos. 568 and 569; thence with the common line of said Lots, N. 87-17-58 W. 254.92 feet to an iron pin at the joint rear corner of Lots 568 and 569; thence N. 9-24-08 E. 45.02 feet to an iron pin at the joint rear corner of Lots Nos. 567 and 568; thence with the common line of said lots, N. 77-52-37 E. 243.85 feet to an iron pin, the point of Beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Cothran & Darby Builders, Inc., dated August 12, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1172, at Page 108, on said date.

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RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENT # 1601
TAX \$ 08.00

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)