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State of South Carolina

FILED
GREENVILLE S.C.
APR 25 10 49 AM '83
DONNIE S. WATKINS
R.M.C.

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 22nd day of April, 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, South Carolina

WITNESSETH:

THAT WHEREAS, David A. Sizemore is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and no/100 Dollars (\$ 15,000.00), 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 ninety (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 piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 22, Section 1 of F. W. Poe Manufacturing Company Village as shown on plat by Dalton & Neves recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book Y, at Pages 26-31, also being known as #32 First Avenue in said village, and fronts on said avenue 75 feet, reference to said plat being hereby craved for a metes and bounds description.

This is the same property conveyed to Mortgagor by deed of this date from William V. Nix, Henry J. Nix, Woodrow B. Nix, Martha Ann Langley and Louise N. Gaillard and being recorded in the office of the R.M.C. for Greenville County, S.C. in Deed Book 1186 at Page 220

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.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
06.00

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);

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