

State of South Carolina

County of GREENVILLE

RECORDED
MAY 25 3 59 PM '83
JONH... SLEY
R.M.C. - SLEY

Mortgage of Real Estate



THIS MORTGAGE made this 25th day of May, 19 83.

by William D. Richardson

(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, SC, 29602

WITNESSETH:

THAT WHEREAS, William D. Richardson

is indebted to Mortgagee in the maximum principal sum of Forty-Three Thousand Two Hundred Sixty-Three and 32/100----- Dollars (\$ 43,263.32), Which indebtedness is

evidenced by the Note of William D. Richardson of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of which is 4/30/84 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 \$ 43,263.32, 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 County of Greenville, State of South Carolina, situate on the Southwestern side of Lavinia Avenue, being known and designated as Lots Nos. 19 and 20 on plat of Rowley Place recorded in the Office of the RMC for Greenville County in Plat Book C at Page 5, and being more particularly shown on plat entitled "Property of William D. Richardson" dated March 29, 1983, prepared by R. B. Bruce, RLS, and recorded in the Office of the RMC for Greenville County in Plat Book 9-0 at Page 72, reference to said latter plat being craved for a metes and bounds description thereof.

This mortgage is second and junior in lien to that certain mortgage given by the Mortgagor to First Federal Savings and Loan Association dated March 29, 1983, and recorded in the Office of the RMC for Greenville County on March 29, 1983, in Mortgage Book 1599 at Page 460, in the original amount of \$84,750.

This is the same property conveyed to the Mortgagor herein by deed of Virginia M. Richardson dated January 22, 1980, and recorded in the Office of the RMC for Greenville County on February 4, 1980, in Deed Book 1120 at Page 38.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAY 20 1983
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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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