

BOOK 1698 PAGE 327

State of South Carolina

RECORDED

Mortgage of Real Estate



County of Greenville

MAY 27 1983

THIS MORTGAGE made this 26th day of May, 1983

by Frank R. Wrenn, III and Martha F. Wrenn

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, Greenville, S. C.

WITNESSETH:

THAT WHEREAS, we, Frank R. Wrenn, III and Martha F. Wrenn is indebted to Mortgagee in the maximum principal sum of Eighty-Four Thousand and 00/100 Dollars (\$84,000.00). Which indebtedness is evidenced by the Note of Frank R. Wrenn, III and Martha F. Wrenn of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 5/26/2013 which is 30 years 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, with the buildings and improvements thereon, situate, on the North side of Woodvale Avenue, in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 214, on Plat of Traxler Park, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F at Pages 114 and 115, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Woodvale Avenue, at the joint front corner of Lots 213 and 214, and running thence along the line of Lot 213, N. 25-13 W. 150 feet to an iron pin; thence S. 64-37 W. 100 feet to an iron pin; thence along the line of Lot 215, S. 25-13 E. 150 feet to an iron pin on the North side of Woodvale Avenue; thence along Woodvale Avenue N. 64-37 E. 100 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by deed from Thomas E. DeMint, Jr. and Judy Demint, recorded in the RMC Office for Greenville County in Deed Book 1188 at Page 972 on May 27, 1983.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
\$ 33.60

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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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