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State of South Carolina

County of GREENVILLE

Mortgage of Real Estate



GREENVILLE  
FILED  
JUN 8 9 25 AM '83  
SOUTHERN BANK & TRUST CO.

THIS MORTGAGE made this 3rd day of June, 1983

by BOBBY E. HELTON AND BETTY M. HELTON

(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, South Carolina

WITNESSETH:

THAT WHEREAS, BOBBY E. HELTON AND BETTY M. HELTON is indebted to Mortgagee in the maximum principal sum of Eight Thousand and No/100 Dollars (\$ 8,000.00 ), Which indebtedness is evidenced by the Note of BOBBY E. HELTON AND BETTY M. HELTON of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 6/8/87 which is forty eight months 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 \$ 8,000.00, 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 piece, parcel or lot of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot 72 as shown on a plat entitled "Portion of Development No. 1 Victor-Monaghan Company near Greenville, South Carolina" which plat is recorded in the R.M.C. Office for Greenville County in Plat Book JJ, Page 15 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Crane Avenue, joint front corner of Lots Nos. 71 and 72; and running thence N. 56-22 E., 145.4 feet to an iron pin in the line of Lot No. 70; thence with the line of Lot No. 70 S. 49-04 E., 73.2 feet to an iron pin on the northwestern side of Crest Street; thence along Crest Street S. 23-50 W., 187.6 feet to an iron pin; thence with the curve of the intersection of Crest Street and Crane Avenue, the chord of which is N. 83-50 W., 40.2 feet to an iron pin on Crane Avenue; thence along Crane Avenue N. 24-20 W., 147.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Horace Mauldin recorded in the R.M.C. Office for Greenville County on September 22, 1959, in Deed Book 634, Page 460.

This mortgage is junior in lien to that certain mortgage executed in favor of Cameron Brown Company recorded in the R.M.C. Office for Greenville County on September 22, 1959, in Real Estate Mortgage Book 803, Page 389.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JUN-1983 STAMP TAX 03.20  
PERMITS

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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