

State of South Carolina

FILED GREENVILLE S.C.

BOOK 1811 PAGE 14

JUN 10 4 10 1983

JONNIE R.H.J. CLERK

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 10 day of June, 1983

by James B. Henson

(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 29602

WITNESSETH:

THAT WHEREAS, James B. Henson is indebted to Mortgagee in the maximum principal sum of Thirty-Eight Thousand and No/100 (\$38,000.00) Dollars (\$38,000.00), Which indebtedness is evidenced by the Note of James B. Henson of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is July 15, 1993 after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

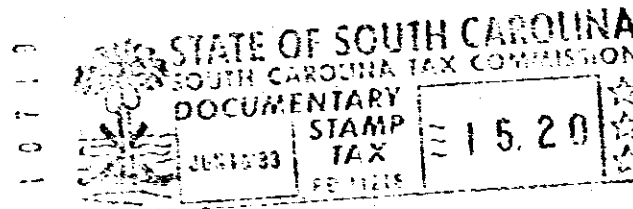
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$38,000.00, 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 in the State of South Carolina, County of Greenville, being shown as the center lot of three lots on a plat entitled "Property of Hugh B. Cureton" by Jones Engineering Service, dated December, 1974 and being a portion of a Revision of Lots 3, 4, 5, 6, and 7 of Oak Hill Subdivision, Section B, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the northwestern side of Oak Hill Drive at the joint front corner with the southernmost of the aforementioned three lots, and running thence with the joint line of said lots, N. 48-39 W. 166.7 feet to a point; thence N. 26-11 E. 10 feet to a point; thence with the joint line of the northernmost of said three lots, N. 69-15 E. 217 feet to a point on the northwestern edge of the Old Cedar Lane Road; thence with the northwestern edge of the Old Cedar Lane Road, S. 24-00 E. 55 feet to a point at the intersection of Old Cedar Lane Road with Oak Hill Drive; thence with said intersection, S. 08-42 W. 33.6 feet to a point on the northwestern edge of Oak Hill Drive; thence with the said Oak Hill Drive, S. 41-21 W. 150 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Gerry W. Guest and Carolyn H. Guest dated June 9, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1190 at page 42.

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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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