

State of South Carolina

FILED  
GREENVILLE S.C.

BOOK 1311 PAGE 287

County of GREENVILLE

JUN 14 10 44 AM '83  
DONNIE S. LEBLEY  
R.M.C.

Mortgage of Real Estate



THIS MORTGAGE made this \_\_\_\_\_ day of June, 19 83,

by Billie B. Schwiers

(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, S. C. 29602

WITNESSETH:

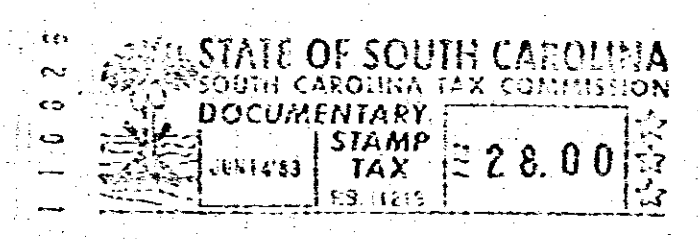
THAT WHEREAS, Billie B. Schwiers

is indebted to Mortgagee in the maximum principal sum of Seventy Thousand and No/100 Dollars (\$ 70,000.00 ), Which indebtedness is evidenced by the Note of Billie B. Schwiers of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is thirty-six (36) 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 \$ 70,000.00, 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 certain piece, parcel or lot of land, with improvements thereon or hereinafter to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, in or near the Town of Mauldin, South Carolina, and being shown and designated as a 0.416 acre tract of land, more or less, according to a survey by T. H. Walker, Jr. dated June 3, 1983, and recorded in the RMC Office of Greenville County, South Carolina in Plat Book 94 at Page 20, reference to said plat is hereby craved for a metes and bounds description thereof.

This is a portion of the same property conveyed to Billie B. Schwiers by deed of William Schwiers, Jr. dated July 17, 1979, recorded July 23, 1979 in the RMC Office of Greenville County, South Carolina in Deed Book 1107, at Page 473 and re-recorded in the RMC Office of Greenville County, South Carolina on September 8, 1980 in Deed Book 1132 at Page 805.



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);