

State of South Carolina

FILED
GREENVILLE
JUN 23 4 18 PM '83
DONNA J. WILSON
R.M.C.

90-1612 200-887
Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 22nd day of June, 1983,

by John Swales and Elfi H. Swales

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

(hereinafter referred to as "Mortgagee"), whose address is _____

WITNESSETH:

THAT WHEREAS, John Swales and Elfi H. Swales

is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and No/100 Dollars (\$50,000.00), Which indebtedness is evidenced by the Note of John Swales and Elfi H. Swales of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of June 21, 1983 which is 365 days 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 piece, parcel or lot of land situate, lying and being on the eastern side of Long Point Way in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 61 on a plat of HOLLY TREE PLANTATION, made by Enwright Associates, Inc., Engineers, dated May 28, 1973, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X Pages 32 through 37, inclusive, reference to which is hereby craved for the mtes and bounds thereof.

This being the same property acquired by the Mortgagors by deed of Helen M. O'Brien dated December 27, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1027 at Page 658 on November 25, 1975.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX \$ 20.00

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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