

State of South Carolina

County of GREENVILLE

GREENVILLE
JUN 21 1983
DONNA R. M. C. SNEY

BOOK 1512 PAGE 893

Mortgage of Real Estate



THIS MORTGAGE made this 15th day of June, 1983

by Frances Reese

(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, Frances Reese is indebted to Mortgagee in the maximum principal sum of Forty Six Thousand Three Hundred Thirty and 38/100-- Dollars (\$ 46,330.38), Which indebtedness is evidenced by the Note of Frances Reese of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 6/22/88 which is sixty 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 \$ 46,330.38, 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, Paris Mountain Township, shown on plat of property of W. D. Shedd, prepared by J. E. Clarkson, on April 23, 1968, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Leland Circle on the northwestern corner of Lot 21 on the Walter J. Farr Subdivision and running thence along the rear line of Lots 20 and 21 S. 7-10 E., 145.9 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence S. 82-38 W., 152.7 feet to an iron pin; thence N. 35-05 W., 131.2 feet to an iron pin; thence along the line of Lot 31 of Blueberry Park Subdivision N. 68-10 E., 176 feet to an iron pin at the intersection of Leland Circle and Strawberry Drive; thence along said intersection S. 78-55 E., 46.3 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of W. D. Shedd, recorded in the R.M.C. Office for Greenville County on December 28, 1973, in Deed Book 991, Page 386.

ALSO: All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Strawberry Drive at the intersection of Strawberry Drive with Leland Circle and being shown as Lot No. 31 on plat of subdivision of Blueberry Park by C. C. Jones and Associates, dated May 20, 1955, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 30 and 31 and running thence along the joint line of said lots N. 86-55 W., 158 feet to an iron pin at the joint rear corner of said lots; thence S. 3-10 W., 144.3 feet to an iron pin on the northern side of Leland Circle; thence with the northern side of Leland Circle N. 68-10 E., 176.4 feet to an iron pin at the intersection of Strawberry Drive and Leland Circle; thence along the eastern side of Strawberry Drive N. 3-10 E., 70 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of W. F. Nabors recorded in the R.M.C. Office for Greenville County on September 12, 1973, in Deed Book 983, Page 705.

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):

