

State of South Carolina

FILED
GREENVILLE
JUN 27 1983
RECORDED

BOOK 1613 PAGE 145

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 21st day of June, 1983

by Joe A. Timmerman and Sara Jo Timmerman

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, Greenville, South Carolina 29602

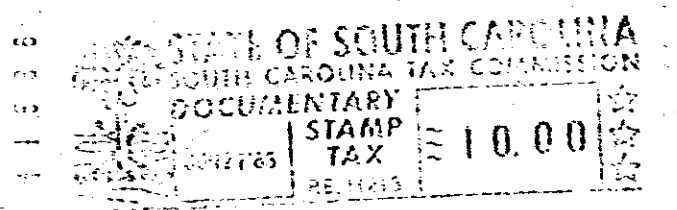
WITNESSETH:

THAT WHEREAS, Joe A. Timmerman and Sara Jo Timmerman is indebted to Mortgagee in the maximum principal sum of Twenty Five Thousand and No/100 Dollars (\$25,000.00), Which indebtedness is evidenced by the Note of Joe A. Timmerman and Sara Jo Timmerman of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 6/22/93 which is ten years 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 \$25,000.00 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 in Greenville County, South Carolina, being known and designated as Lot No. 76 of Wellington Green, Section Two, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book YY, at Page 117 and having, according to said plat, the metes and bounds as shown thereon.

This being the same property conveyed the mortgagors herein by deed of Equitable Life Assurance Society of the United States dated July 14, 1978, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1083, at Page 185.



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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