

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 24th day of June, 1983by JAMES B. NEWMAN, DMD, PA(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, 306 E. North Street, Greenville, S. C. 29602

WITNESSETH:

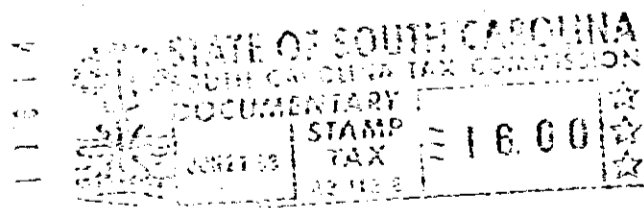
THAT WHEREAS, JAMES B. NEWMAN, DMD, PA
 is indebted to Mortgagee in the maximum principal sum of FORTY THOUSAND AND NO/100
 ----- Dollars (\$ 40,000.00), Which indebtedness is
 evidenced by the Note of James B. Newman, DMD, PA of even
 date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of June 23, 1984
 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 \$ 40,000.00, 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, in Austin Township, School District 299, in the southern outskirts of the Town of Mauldin, and being known and designated as all of Lot No. 14 and the eastern portion of Lot No. 15 of the subdivision of the property of C. A. Rice and Jessie M. Rice as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book J, at page 153, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the southwest corner of the intersection of the Conestee-Pelham Road with Cemetery Road, and running thence along the South side of said Pelham-Conestee Road, N. 85-07 W. 144.5 feet to an iron pin in the front line of said Lot No. 15; thence on a new line across Lot 15, S. 3-15 W. 351.6 feet to an iron pin on the north side of Cemetery Road; thence along the north side of said Cemetery Road, N. 24-15 E. 373 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of ASM Enterprises, Inc. on January 13, 1976, recorded in the RMC Office for Greenville County on January 22, 1976, in Deed Book 1030, page 483.



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);