



JUL 15 1 42 PM '83
DONNIE S. TANKERSLEY
R.M.C.

County of Greenville

THIS MORTGAGE made this 5th day of July, 1983,

by S. T. Peden, Jr.

(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 29602

WITNESSETH:

THAT WHEREAS, S. T. Peden, Jr.
is indebted to Mortgagee in the maximum principal sum of Nine Thousand Six Hundred Twenty-five
and 00/100 Dollars (\$9,625.00-----), which indebtedness is
evidenced by the Note of S. T. Peden, Jr. of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is July 4, 1989 after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

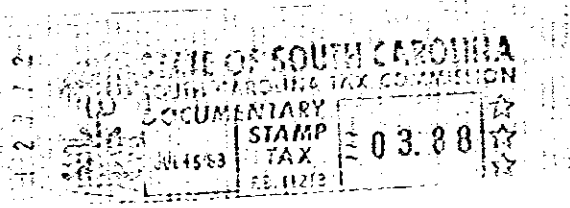
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate 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 \$9,625.00-----, 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 those pieces, parcels and lots of land with the improvements
thereon or to be erected thereon in the County of Greenville, State of
South Carolina, in Gantt Township, known and designated as Lots Number 11
and Number 12, on Driver Avenue, on a plat of the property of S. T. Peden
by R. B. Bruce, dated March 20, 1979, ~~noted~~ in Plat Book at Page
office of the R. M. C. for Greenville County, and having the following
metes and bounds:

BEGINNING at an iron pin joint front corner of Lots Number 10 and
11 on Driver Avenue, and running along Driver Avenue North 70-05 West,
100 feet to an iron pin at joint corner of Lots Number 11 and 12; thence,
North 70-05 West, 100 feet along Driver Avenue to an iron pin being the
joint front corner of Lots Number 12 and 13; thence South 10-55 West,
150 feet along line of Division of Lots Number 12 and 13 to an iron pin
in Line of Lot Number 14; thence South 70-05 East, 100 feet to an iron
pin at joint rear corner of Lots Number 12 and 11; thence South 70-05
East 100 feet to an iron pin at joint rear corner of Lots 11 and 10;
thence North 19-55 East, 150 feet along line of division of Lots 10 and
11 to an iron pin at Driver Avenue, the point of beginning.

THIS property is subject to building restrictions and protective
covenants as noted in Deed Volume 818 at Page 102.

THIS property is shown on the Books of the Auditor for Greenville
County as being in Tax District 156-W G 1.4-10156 and Tax District
156-WG 1.4-1-157, same having been conveyed to grantor by Deed of
William Maxwell dated April 10, 1969 and recorded in Volume 866 ,
Page 220 on April 17, 1969.



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);

