

State of South Carolina

FILED
GREENVILLE

Mortgage of Real Estate



AUG 3 2 49 PM '83

County of Greenville

RECORDED

THIS MORTGAGE made this 3rd day of August, 1983

by James H. Bernhardt and Lindsey B. Bernhardt

(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,
S.C.

WITNESSETH:

THAT WHEREAS James H. Bernhardt and Lindsey B. Bernhardt
is indebted to Mortgagee in the maximum principal sum of Thirteen Thousand Three Hundred Twenty
and 36/100 s----- Dollars (\$ 13,320.36), which indebtedness is
evidenced by the Note of James H. Bernhardt and Lindsey B. Bernhardt of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is August 15, 1987, 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 \$ 13,320.36 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 certain piece, parcel or lot of land with the buildings and
improvements thereon lying and being on the northwesterly side of Silver
Creek Court, near the City of Greenville, SC, being known and designated
as Lot No. 277 on plat entitled "Map No. 1, Section 1, Sugar Creek", as
recorded in the RMC Office for Greenville County, South Carolina, in Plat
Book S-D, at Page 18, and having according to said Plat the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Silver Creek Court,
said pin being the joint front corner of Lot Nos. 276 and 277 and running
thence with the common line of said lots N. 33-59-47 W. 130.05 feet to an
iron pin, the joint rear corner of Lot Nos. 276 and 277; thence with the
common line of Lots 267 and 277 S. 66-42-32 W. 194.38 feet to an iron pin,
the joint rear corner of Lot Nos. 267 and 277; thence S. 22-41-33 E. 90.76
feet to an iron pin on the northerly side of a 10 foot easement; thence
with the northerly side of said 10 foot easement N. 89-04-53 E. 158.67 feet
to an iron pin on the northwesterly side of Silver Creek Court; thence
with the northwesterly side of Silver Creek Court on a curve, the chord of
which is N. 06-41-14 W. 10.05 feet to an iron pin; thence continuing on
a curve the chord of which is N. 48-54-34 E. 76.41 feet to an iron pin,
the point of beginning.

This being the same property conveyed to the Mortgagors by Cothran & Darby
>Builders, Inc., on December 15, 1975, in Deed Book 1028 at Page 700.

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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