

State of South Carolina

999 1622 PAGE 924

Mortgage of Real Estate

5

County of

THIS MORTGAGE made this 24th day of August 19 83

by Pat A. Pierce

(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, Pat A. Pierce is indebted to Mortgagee in the maximum principal sum of Ten Thousand Five Hundred and No/100ths Dollars (\$ 10,500.00 ). Which indebtedness is evidenced by the Note of Pat A. Pierce of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of Aug. 24, 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 \$ 10,500.00 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 certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the westerly side of Tanager Circle, near the City of Greenville, South Carolina, and being designated as Patio Home Lot No. 57, as shown on plat recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 7X, at page 79, and having such metes and bounds as shown on said plat which by reference is incorporated herein and made a part of this mortgage.

The above described property is the same conveyed to the Mortgagor herein by deed of Cothran and Darby Builders, Inc. dated November 9, 1982, and recorded on November 9, 1982, in the R.M.C. Office for Greenville County, S. C., in Book 1177, Page 1.

[Redacted signature area]

TOGETHER with all and singular rights, members, hereincovenants 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)

0920

1329