

State of South Carolina

FILED
GREENVILLE

Mortgage of Real Estate



County of GREENVILLE

SEP 20 2 30 PM '83

THIS MORTGAGE made this 20th day of September, 1983

by ROBERT E. SEABORN

(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, S.C. 29602

WITNESSETH:

THAT WHEREAS, Robert E. Seaborn is indebted to Mortgagee in the maximum principal sum of THIRTY-TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 32,500.00). Which indebtedness is evidenced by the Note of Robert E. Seaborn and Charlene P. Seaborn of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of which is five 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 \$ 32,500.00, 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 in the County of Greenville, State of South Carolina, being known and designated as Lot No. 1, Plainview Heights, according to a plat prepared by Jones and Sutherland, Engineers, on March 6, 1959, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Easley Bridge Road, joint front corner of Lots Nos. 1 and 2 and running thence along the said Easley Bridge Road, N. 52-06 E., 138.2 feet to an iron pin; thence N. 68-0 W., 227.0 feet to an iron pin, joint rear corner of Lots Nos. 1 and 4; running thence S. 40-06 W., 40.0 feet to an iron pin, joint rear corner of Lots Nos. 1 and 2; running thence along joint line of Lots Nos. 1 and 2, S. 41-19 E., 190 feet to the point of BEGINNING.

This is the same property conveyed to the above named mortgagor by deed of Dewey T. Garrison, recorded in the RMC Office for Greenville County in Deed Book 928, page 101 on October 21, 1971.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
ON SEP 20 1983
BY [unclear]
STAMP \$ 13.00

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);

30.60

4328-W-2