

State of South Carolina

FILED
GREENVILLE S.C.

Mortgage of Real Estate



County of GREENVILLE

SEP 23 3 38 PM '83

THIS MORTGAGE made this 19th day of September, 1983

by Jan P. Florence

(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, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Jan P. Florence is indebted to Mortgagee in the maximum principal sum of Twenty Thousand Dollars and no/100's Dollars (\$ 20,000.00), Which indebtedness is evidenced by the Note of Twenty Thousand Dollars and no/100's (\$20,000.00) of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of which is September 23, 1986 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 \$ 20,000.00, 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 certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being at the southwestern corner of the intersection of Shadydale Court with McSwain Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 51 on Plat of McSwain Gardens Subdivision made by C.O. Riddle, Surveyor, dated July, 1954, and recorded in the RMC Office for Greenville County in Plat Book GG at Page 75 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Shadydale Court at the joint corner of Lots Nos. 51 and 52 and running thence with the joint line of said lots S. 3-02 E., 218.3 feet to a point; thence N. 80-30 E., 198.9 feet to a point on the western side of McSwain Drive; running thence N. 30-03 W., 91.5 feet to a point; thence N. 24-48 W., 70 feet to a point; thence N. 53-27 W., 56.8 feet to a point on Shadydale Court, running thence N. 84-34 W., 87 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagor by Deed of Winston S. Florence dated April 13, 1983, and recorded on April 13, 1983, in Deed Book 1186 at Page 307, at the RMC Office for Greenville County.

STAMP
TAX \$ 08.00

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);

RECORDED

1328-RV-2