

GADDY & DAVENPORT, PA . ATTORNEYS AT LAW

State of South Carolina
County of GREENVILLE

Mortgage of Real Estate

1027-629

GREENVILLE
FILED
SEP 27 1983
CLERK

THIS MORTGAGE is dated September 23, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Mary Jacqueline Tilson

whose address is Rt. 1, Box 314-A, Marietta, S.C. 29661

THE "MORTGAGEE" is Southern Bank & Trust Company

whose address is Box 1329, Greenville, S.C. 29602

THE "NOTE" is a note from Mary Jacqueline Tilson and Kenneth C. Tilson to Mortgagee in the amount of \$4001.64, dated September 23, 1983. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is October 1, 1986. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 4001.64, plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following described property:

ALL that certain piece, parcel and lot of land, with all improvements thereon, situate and being in the County and State aforesaid, on the south side of Rhodes Lane in the Cleveland Township, and being part of the property as shown on Plat Book "CC" at page 125, and having the following courses and distances, to-wit:

BEGINNING at the joint rear corner of Lot 10 of said property and running thence N. 13-30 W. 334 feet to a point on Rhodes Lane; thence along said Lane, 522 feet; thence 70 feet to the rear property line of Lot 8 of said plat; thence S. 40-15 W. 537 feet to the point of beginning.

This is that same property conveyed to Mortgagor by deed of L. Roy Jones and Mary P. Jones recorded in the RMC Office for Greenville County on December 11, 1980 in Deed Book 1138 at page 773.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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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);