

State of South Carolina

FILED  
GREENVILLE CO. S. C.

BOOK 1632 PAGE 688

Mortgage of Real Estate



County of GREENVILLE

OCT 27 10 33 AM '83  
DUNN & BERSLEY  
R.M.C.

THIS MORTGAGE made this 24th day of June, 1983

by James B. Newman, DMD, PA

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, Greenville, SC, 29602

WITNESSETH:

THAT WHEREAS, James B. Newman, DMD, PA is indebted to Mortgagee in the maximum principal sum of Forty Thousand and No/100 Dollars (\$ 40,000.00 ), Which indebtedness is evidenced by the Note of James B. Newman, DMD, PA of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of June 23, 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 \$ 40,000.00 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the southern side of Old Spartanburg Road, containing 0.55 acres, more or less, and having, according to plat prepared by R. K. Campbell, August 13, 1966, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of said road at the northwestern corner of other property of grantor, and running thence S. 20-25 E. 204 feet to an iron pin; thence along line of Rock Hill Baptist Church property, S. 57-15 W. 68.5 feet to an iron pin; thence S. 14-21 W. 38 feet to an iron pin on a proposed future road; thence N. 30-36 W. 243.7 feet along said proposed road to an iron pin on Old Spartanburg Road; thence along said road, N. 65-17 E. 132.2 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of James B. Newman of even date to be recorded herewith.

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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):

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