

State of South Carolina  
County of GREENVILLE  
GREENVILLE CO. S. C.  
OCT 27 3 28 PM '83  
DONNIE S. WATERSLEY  
R.M.C.

BOOK 1632 PAGE 767

Mortgage of Real Estate



THIS MORTGAGE made this 26th day of October, 1983

by John P. Miles and Mary Louise Miles

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, 304 E. North Street  
Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, John P. Miles and Mary Louise Miles  
is indebted to Mortgagee in the maximum principal sum of One Hundred Sixty Thousand and no/100-----  
Dollars (\$160,000.00-----), Which indebtedness is  
evidenced by the Note of John P. Miles and Mary Louise Miles of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of April 23, 1984  
which is one hundred eighty 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 \$160,000.00-----, 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 situate, lying and being on the southwestern side  
of Club Forest Lane, in the County of Greenville, State of South Carolina, being shown  
and designated on a plat entitled "Club Forest", prepared by Arbor Engineering, Inc.,  
dated August 12, 1982, and recorded in the RMC Office for Greenville County in Plat Book  
9-F, at pages 15-17, and having, according to said plat, and a more recent plat entitled  
"Property of The Vista Co., Inc.", prepared by Dalton & Neves Co., Engineers, dated  
June, 1983, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Club Forest Lane, at the joint  
front corner of Lots 33 and 34, and running thence with the line of Lot No. 33, S. 63-  
39 W. 167.02 feet to an iron pin in the line of Chanticleer Subdivision; thence with the  
line of Chanticleer Subdivision N. 26-21 W. 78.24 feet to an iron pin; thence N. 87-45 W.  
1.04 feet to an iron pin in the line of Lot No. 35; thence with the line of Lot No. 35  
N. 29-49 E. 150.55 feet to an iron pin on the southwestern side of Club Forest Lane;  
thence with the curve of the southwestern side of Club Forest Lane, the chord of which  
is S. 44-02 E. 138.39 feet to an iron pin; thence continuing with the southwestern  
side of Club Forest Lane S. 27-54 E. 30.73 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of The Vista Co.,  
dated October 26, 1983, and recorded in said RMC Office in Deed Book 1199, at page 357,  
on October 27, 1983.

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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