

State of South Carolina

BOOK 1032 PAGE 825

FILED )  
GREENVILLE CO. S. C.

Mortgage of Real Estate



County of GREENVILLE

OCT 28 10 22 AM '83

THIS MORTGAGE made this 28th <sup>DONNIE S. WILKINSLEY</sup> ~~day of~~ October, 19 83.

by William B. Hoy

(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,  
South Carolina 29602

WITNESSETH:

THAT WHEREAS, William B. Hoy, Mortgagor  
is indebted to Mortgagee in the maximum principal sum of Fourteen thousand and No/100ths  
----- Dollars (\$ 14,000.00 ), which indebtedness is  
evidenced by the Note of Mortgagee dated October 28, 1983 of even  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of April 25, 1984  
which is 180 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 \$ 14,000.00, 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, with the buildings and  
improvements thereon, lying and being on the southerly side of Pine Creek  
Drive, near the City of Greenville, S.C., being known and designated as  
Lot No. 166 on plat of Woodfields, Section C, as recorded in the RMC Office  
for Greenville County, S.C. in Plat Book W, page 133, and having according  
to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Pine Creek Drive, said pin  
being the joint front corner of Lots 166 and 167 and running thence with the  
southerly side of Pine Creek Drive S 56-32 E 90 feet to an iron pin, joint  
front corner of Lots 165 and 166; thence with the common line of said Lots  
S 33-28 W 166 feet to an iron pin, joint rear corner of Lots 165 and 166;  
thence N 56-32 W 90 feet to an iron pin, joint rear corner of Lots 166 and  
167; thence with the common line of said Lots N 33-28 E 166 feet to an iron  
pin, the point of beginning.

THIS is the identical property conveyed to the Mortgagor by deed of Lankford  
Smith and Ruth K. Smith recorded in the RMC Office for Greenville County, S.C.  
on June 14, 1966 in Deed Book 800 at page 227.

THIS mortgage is subordinate to a sewage right of way held by Gantt Sewer,  
Police, and Fire District, recorded in the RMC Office of Greenville County  
at Deed Book 978, page 13, and also subject to such restrictions, setback  
lines, zoning ordinances, utility easements and rights of way, if any, as  
may affect the above described property.

THIS mortgage is junior in lien to the mortgage interest of C. Douglas Wilson  
Company, recorded in the RMC Office of Greenville County at Mortgage Book 1033,  
page 395 on June 14, 1966, having an original principal balance of \$22,000.00,  
and a present balance of \$13,897.73.

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RECORDED IN RMC OFFICE  
GREENVILLE COUNTY, S.C.  
OCT 28 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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