

FILED
GREENVILLE CO. S. C.

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State of South Carolina

NOV 3 3 49 PM '83

DONALD C. HERSLEY
R.M.C.

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 21st day of October, 19 83

by ROBERT L. BROWN and MARLENE BROWN

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

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

WITNESSETH:

THAT WHEREAS, Robert L. Brown and Marlene Brown
is indebted to Mortgagee in the maximum principal sum of Fourteen Thousand Three Hundred and No/100
----- Dollars (\$ 14,300.00---), Which indebtedness is
evidenced by the Note of Robert L. Brown and Marlene Brown of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 11/1/93
which is 120 months 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 \$ 14,300.00, 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 Southern side of Fourth Day Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 24 as shown on a plat entitled "Canterbury Subdivision, Section II", dated July 17, 1972, prepared by Heaner Engineering Co., Inc., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-R, at Page 32, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Fourth Day Street, at the joint front corner of Lots Nos. 23 and 24, and running thence with the line of Lot No. 23, S. 23-39-14 W. 135.85 feet to an iron pin; thence S. 55-27-37 E. 60 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25; thence with the line of Lot No. 25, N. 35-55-55 E. 145.50 feet to an iron pin on the Southern side of Fourth Day Street; thence with the curve of the Southern side of Fourth Day Street, the chord of which is N. 63-09-21 W. 90 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Fortis Enterprises, Inc., dated September 17, 1975, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1024, at Page 344, on September 17, 1975.

STAMP
1005/20

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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