

State of South Carolina

FILED
GREENVILLE CO. S. C.

Mortgage of Real Estate



County of Greenville

NOV 7 1983

THIS MORTGAGE made this 4th day of November, 1983, at Greenville, S.C.

by Raymond P. Newsom

(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, S.C. 29602

WITNESSETH:

THAT WHEREAS, Raymond P. Newsom is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and no/100 Dollars (\$ 50,000.00), Which indebtedness is evidenced by the Note of Raymond P. Newsom & John H. Young of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of June 1, 1986 which is approximately 30 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 \$ 50,000.00, 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, located, lying and being in the City and County of Greenville, State of South Carolina, being shown and designated as Lot No. 71 on plat entitled "Section Three--Collins Creek," dated July 19, 1982, prepared by C.O. Riddle, RLS, recorded in the Greenville County R.M.C. Office in Plat Book 8-P at Page 98, reference to which is hereby craved for a more complete and accurate description by the metes and bounds thereof.

This being the same property conveyed to the Mortgagor & Carol C. Newsom by Cothran & Darby Builders, Inc. recorded in the R.M.C. Office of Greenville County, S.C. on 8/22/83 in Deed Book 1194, Page 824.

Raymond P. Newsom & John H. Young have executed their note of even date to Southern Bank & Trust Co. as officers of Corporate Benefits of S.C., Inc., and Carol C. Newsom renounces her dower interest in the above described property in order to create a valid mortgage lien, said renunciation being freely and voluntarily given.

This mortgage is junior in lien to that mortgage given by the Mortgagor herein to First Federal Savings & Loan Association of S.C. recorded 8/22/83 in the R.M.C. Office of Greenville County, S.C. in Mortgage Book 1622, Page 132.

STAMP TAX \$ 20.00

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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