

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

GREENVILLE
R.M.C. OFFICE
H.M.C. OFFICE

THIS MORTGAGE made this 21st day of November 19 83

by Thomas E. Bradley and Linda C. Bradley

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.
(hereinafter referred to as "Mortgagee"), whose address is East North Street, Greenville, S.C.

WITNESSETH

THAT WHEREAS, Thomas E. Bradley and Linda C. Bradley is indebted to Mortgagee in the maximum principal sum of Ninety-Six Thousand and No/100 Dollars (\$ 96,000.00). Which indebtedness is evidenced by the Note of Thomas E. Bradley and Linda C. Bradley of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 9 years which is December 21, 1992 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 \$ 96,000.00 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 improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, near Brushy Creek Baptist Church, lying on the northwest side of the Brushy Creek Road, and having the following courses and distances:

BEGINNING at an iron pin in the center of said road, joint corner with lot of Joseph D. Matthews, and running thence with the road, N. 34-13 E., 338 feet to a nail and stopper in the center of said road; thence N. 55-45 W., 26 feet to an iron pin on the bank of said road; thence continuing same course a total distance of 248 feet to an iron pin, new corner; thence S. 33-37 W., 255.6 feet to an iron pin, joint corner with the Joseph D. Matthews lot; thence with his line S. 38-40 E., 259.4 feet to the beginning corner (iron pin back on line at 26 feet,) containing 1.7 acres, more or less.

LESS AND EXCEPT HOWEVER that portion of the within described property, the same being .59 acre more or less, heretofore conveyed by the Mortgagors herein to H. L. Butler and M. E. Durham by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1153 at Page 671 on the 17th day of August, 1981.

This is the same property conveyed to the mortgagors herein by deed of Anna Margaret Rowe recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1016 at Page 93 on Mar. 31, 1975.

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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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