

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate



RECORDED
GREENVILLE COUNTY S.C.
NOV 31 11 33 AM '83
SOUTHERN BANK & TRUST CO.
R.M.C.

THIS MORTGAGE made this 18th day of November 19 83

by COBB BUILDERS, INC.

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, P.O. Box 1329, Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS,

is indebted to Mortgagee in the maximum principal sum of Twenty-One Thousand Five Hundred Ninety-Five and 16/100 Dollars (\$ 21,595.16). Which indebtedness is evidenced by the Note of Ron L. Cobb of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 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 \$ 21,595.16 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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as "Property of Cobb Builders, Inc." on plat prepared by R. B. Bruce, dated May 23, 1979, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-F, Page 76, reference to said plat craved for metes and bounds thereof.

This is the same property conveyed to the above named mortgagor by deed of Edwin T. White recorded in the RMC Office for Greenville County on June 5, 1979 in Deed Book 1104, page 148.

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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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