

State of South Carolina

GREENVILLE COUNTY S.C.

VOL. 1639 PAGE 650



Mortgage of Real Estate

County of GREENVILLE

JUDICIAL DISTRICT OF GREENVILLE COUNTY

THIS MORTGAGE made this 8<sup>th</sup> day of December, 1983

by SIDNEY LEE LESLIE AND DEBORAH L. LESLIE

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

(hereinafter referred to as "Mortgagee"), whose address is Loan Services Department, 304 E. North Street, P.O. Box 1329, Greenville, S.C. 29602

WITNESSETH

THAT WHEREAS, SIDNEY LEE LESLIE AND DEBORAH L. LESLIE is indebted to Mortgagee in the maximum principal sum of THIRTY THOUSAND AND NO/100 (Revolving Southern Equity Line) Dollars (\$ 30,000.00) Which indebtedness is evidenced by the Note of SIDNEY LEE LESLIE AND DEBORAH L. LESLIE of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. 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 \$ 30,000.00 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 lot of land with the buildings and improvements thereon situated on the Northeast side of Rock Creek Drive, in the City of Greenville, in Greenville County, State of South Carolina, being shown as a portion of Lots 8 and 9 on plat of property of Elizabeth G. McCall, made by Dalton & Neves, Engineers, April, 1940 and having according to a more recent plat prepared for Sidney Lee Leslie and Deborah L. Leslie by Carolina Surveying Co., dated June 6, 1983 being recorded in the RMC Office for Greenville County in Plat Book 9-U, at Page 6, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Rock Creek Drive at joint front corner of Lots 9 and 10, said pin also being 272 feet in a southeasterly direction from the point where the northeast side of Rock Creek Drive intersects with the southeast side of Mount Vista Avenue, and running thence with the line of Lot No. 10 N. 35-06 E., 322 feet to a point on the southwest edge of Reedy River; thence along the southwest edge of Reedy River S. 54-0 E., 80.4 feet to an iron pin on the southwest edge of Reedy River; thence through Lots 8 and 9 S. 27-33 W., 295.7 feet to an iron pin on the northeast side of Rock Creek Drive; thence with the northeast side of Rock Creek Drive N. 69-26 W., 23 feet to an iron pin; thence continuing with Rock Creek Drive N. 67-43 W., 100 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Edith C. Bridger and Keigh Alan Bridger dated June 16, 1978 and recorded June 19, 1978 in the RMC Office for Greenville County in Deed Book 1081, at Page 527.

This mortgage is junior in lien to that mortgage given to American Federal Savings And Loan Association in the original amount of \$94,000.00, filed in the RMC Office for Greenville County, S.C. in Mortgage book 1510, page 610.

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RECORDED IN RMC OFFICE FOR GREENVILLE COUNTY, S.C. DECEMBER 12, 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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