

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE S.C.
JUN 11 1983
R.M.C. ()

VOL 1639 PAGE 677

Mortgage of Real Estate
(Second Mortgage)



THIS MORTGAGE made this 13th day of December, 19 83.

by Carolyn H. Ridgill and Robert A. Ridgill

(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. 29603

WITNESSETH

THAT WHEREAS, Carolyn H. Ridgill and Robert A. Ridgill

is indebted to Mortgagee in the maximum principal sum of Thirty Thousand and No/100 Dollars (\$ 30,000.00). Which indebtedness is evidenced by the Note of December 13, 1983 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 from date after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference. (June 11, 1984)

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Devenger Road and being shown on a plat entitled "Property of James M. McCorkle", dated March, 1976, revised February 28, 1977, prepared by C. O. Riddle, R.L.S., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on or near the northwestern side of Devenger Road at the joint front corner of the within described property and Lot No. 1 of Quail Ridge Subdivision and running thence along the edge of Devenger Road, S. 18-23 W. 175 feet to an iron pin on the western side of Devenger Road; thence with the line of property now or formerly belonging to J. Curtis and Louise S. Gilstrap, N. 59-28 W. 221.2 feet to an iron pin; thence N. 27-52 E. 173.4 feet to a manhole cover; thence S. 58-51 E. 192.6 feet to an iron pin on or near Devenger Road, the point of beginning.

This being the same property conveyed to Carolyn H. Ridgill by deed from James H. McCorkle and Mildred O. McCorkle recorded in the R.M.C. Office for Greenville County in Deed Book 1072 at page 4 on January 16, 1978.

This is a second mortgage subject to that certain first mortgage unto United Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1422 at Page 846 on February 8, 1978, in the original amount of \$30,000.00.

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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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