

State of South Carolina

FILED
GENERAL RECORDS OFFICE
JAN 15 11 34 AM '83
JAMES H. HOLEY
J.R.M.C.

VOL 1640 PAGE 63

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 9 day of December, 1983.

by Ronald L. Roberts

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

(hereinafter referred to as "Mortgagee"), whose address is 304 E. North Street

P.O. Box 1329 Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, Ronald L. Roberts

is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and 00/100 Dollars (\$20,000.00), which indebtedness is

evidenced by the Note ~~X~~ (revolving Southern Equity Line) of Ronald L. Roberts of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (The maturity of ~~-----~~ which is ~~-----~~ 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 \$----- 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 Ward One of the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a part of Lot No. 27 of Section C, according to a plat of Stone Land Co., recorded in the RMC Office for Greenville County in Plat Book "A", at pages 337-345, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a pin at the northeast corner of Robinson Street and a 16' alley and running thence with said alley, S. 85-39 E. 108'9" to a stake at the southeast corner of Lot No. 29; thence with the line of said Lot No. 29, N. 1-41 E. 55' to a stake; thence in a westerly direction in a line parallel with the first mentioned line 108'9" to a pin on Robinson Street; thence with Robinson Street, S. 1-41 W. 55' to the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

This is the same property conveyed by deed recorded in the RMC Office of Greenville County in Deeds Volume 825, Page 183. *Mary Rhodes Culbreth Grantor Dec 5, 1973*

RECORDED
JAN 15 1983
847

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).

CI
20-128

0000

164320