

State of South Carolina

Mortgage of Real Estate



County of Greenville

FILED)
GREENVILLE CO. S.C.
JAN 12 10 18 AM '84

THIS MORTGAGE made this 6th day of January, 1984,

by SAMUEL M. BOWDEN, JR., and LYNNE R. BOWDEN

(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. 29602

WITNESSETH:

THAT WHEREAS, SAMUEL M. BOWDEN, JR., and LYNNE R. BOWDEN is indebted to Mortgagee in the maximum principal sum of Nine Thousand and No/100----- Dollars (\$ 9,000.00), Which indebtedness is evidenced by the Note of Samuel M. Bowden, Jr., and Lynne R. Bowden of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is January 1, 1994 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 \$ 9,000.00, 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 the buildings and improvements thereon lying and being on the southerly side of Lynn Drive, near the City of Greenville, being in the County of Greenville, State of South Carolina, and being designated as Lot No. 32 on plat of Rosewood Park recorded in the RMC Office for Greenville County in Plat Book TT at Page 32 (the same being a revision of certain lots in Rosewood Park) and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Lynn Drive, joint front corner of Lots 31 and 32, and running thence along the joint line of said lots S. 00-20 E. 173.1 feet to an iron pin; thence S. 85-00 E. 90.4 feet to an iron pin, joint rear corner of Lots 32 and 34; thence along the joint line of Lots 32, 33, and 34, N. 00-20 W. 180.5 feet to an iron pin on the southerly side of Lynn Drive; thence along said drive S. 89-40 W. 90 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of R. Dennis Hennett and Mary A. Hennett recorded September 28, 1977, in the RMC Office for Greenville County in Deed Book 1065 at Page 697.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JAN 12 '84 03.60
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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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