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State of South Carolina

Mortgage of Real Estate



County of

GREENVILLE

THIS MORTGAGE made this JAN 27 1984 day of January, 19 84

by Monte Nicholson Wallace

(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, South Carolina, 29602

WITNESSETH:

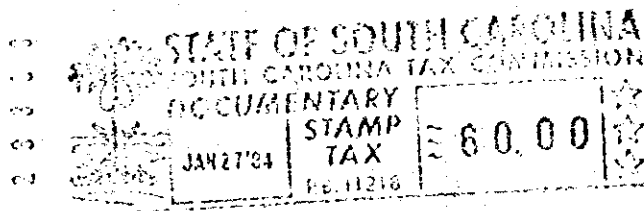
THAT WHEREAS, Monte Nicholson Wallace is indebted to Mortgagee in the maximum principal sum of One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00), Which indebtedness is evidenced by the Note of Monte Nicholson Wallace of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of July 25, 1984 which is 6 months 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 \$150,000.00 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 those two certain lots of land in the City of Greenville, South Carolina, being known and designated as Lots Nos. 57 and 58 according to a plat of part of McDaniel Heights, said plat being recorded in the Office of the RMC for Greenville County, South Carolina in Plat Book "L", at Page 46, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of intersection of Belmont Avenue and Newman Street, and running thence with the south side of Newman Street, S. 85-15 E. 65 feet to an iron pin; thence continuing with the south side of Newman Street, S. 88-30 E. 70 feet to an iron pin at joint front corner of Lots 56 and 57; thence with the line of Lot 56 S. 4-23 W. 164.3 feet to an iron pin; thence S. 85-50 W. 45.3 feet to an iron pin; thence N. 4-10 W. 18.3 feet to an iron pin; thence S. 86-08 W. 23 feet to an iron pin at joint rear corner of Lots 57 and 58; thence continuing S. 86-08 W. 88.2 feet to an iron pin on the east side of Belmont Avenue; thence with Belmont Avenue N. 12-00 E. 167.6 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Evelyn H. Hayes and Ellen H. Bridges dated January 24, 1984 and recorded January 27, 1984 in the RMC Office for Greenville County, South Carolina, in Deed Book 1205 at Page 270.



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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