

1543-774

State of South Carolina

FILED
GREENVILLE, S.C.

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 30th day of January, 1984

by WATKINS, GARRETT AND WOODS MORTUARY, INC.

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

(hereinafter referred to as "Mortgagee"), whose address is Easley, South Carolina

WITNESSETH:

THAT WHEREAS, WATKINS, GARRETT AND WOODS MORTUARY, INC. is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and 00/100 Dollars (\$50,000.00). Which indebtedness is evidenced by the Note of of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 1994 which is ten (10) years 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 \$50,000.00, 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 located at Case and Wall Streets, Fountain Inn, County of Greenville, State of South Carolina with all improvements thereon, or hereafter constructed thereon situate, lying and being in the State and County aforesaid, shown on a Plat of Property of Watkins, Garrett and Woods Mortuary, Inc., by C. O. Riddle, August 25, 1970, and having, according to said plat, such metes and bounds as appears thereon.

THIS being the same property conveyed to the Watkins, Arnold and Sheppard Mortuary, Inc., as noted in Deed Volume 879 at Page 42, Office of the R.M.C. for Greenville County; the Mortgagors are now by formal change of name, Watkins, Garrett & Woods Mortuary, Incorporated.

-and-

ALL that certain piece, parcel or lot of land located at 102 Garrett Drive, County of Greenville, State of South Carolina with all improvements thereon, or hereafter constructed thereon situate, lying and being in the State and County aforesaid, shown as having 1.00 acres on a plat of the property of Odell Butler made by C. O. Riddle, January 20, 1959, and having, according to said plat, such metes and bounds as appears thereon.

THIS being the same property conveyed to Mortgagors by deed of Odell Butler dated April 2, 1982 and recorded in Deed Book 1164 at Page 998 on April 5, 1982.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
20.00

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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