

State of South Carolina

County of Greenville

Mortgage of Real Estate



VOL 1847 PAGE 226

GREENVILLE, S.C.  
FILED  
FEB 3 3 13 PM '84  
R.M.C. OFFICE

THIS MORTGAGE made this 3rd day of February, 19 84,

by John David Cox

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 404, Easley, South Carolina 29641

WITNESSETH:

THAT WHEREAS, John David Cox is indebted to Mortgagee in the maximum principal sum of Eighteen Thousand Six Hundred Fifty and no/100 -- Dollars (\$ 18,650.00 ), Which indebtedness is evidenced by the Note of John David Cox of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 365 days 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, with improvements thereon, situate, lying and being in Monaghan Mills Village, Greenville, S.C., and being known and designated as Lot 78, Section 1, as shown on a plat entitled "A Subdivision for Victor-Monaghan Mills, Greenville, South Carolina", made by Pickell and Pickell, Engineers, Greenville, South Carolina, dated December 20, 1948 and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book S, at Pages 179-181, inclusive, and according to said plat being more particularly described as follows, to-wit:

BEGINNING at a point on the East side of Frost Street, the common front corner of the herein described lot and Lot 77; thence running along the common line of said lots South 83-21 East 88.9 feet to a point on a fifteen (15') foot alley; thence running with the West side of said alley South 6-39 West 75 feet to a point; thence running along with the common line of the herein described lot and Lot 79 North 83-21 West 88.9 feet to a point on the East side of Frost Street; thence running along the East side of Frost Street North 6-39 East 75 feet to the point of BEGINNING. The above described lot is known as 15 Frost Street.

The above described property is subject to any and all easements and rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all covenants, restrictions or zoning ordinances affecting such property as appear of record. The above described property is specifically subject to any easements and rights of way for that certain sanitary sewer line running through said property as shown on the above referred to plat and to restrictions recorded in Deed Book 382, at Page 10 in the R.M.C. Office for Greenville County, S.C.

The above described property is the same conveyed to Mortgagor herein named by deed from James C. Nichols, Sr. of even date herewith and recorded in the office of the R.M.C. for Greenville County, S.C. in Deed Book 206, at Page 5.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP TAX  
FEB 28 1984  
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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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