

State of South Carolina

FILED  
S.C.  
JAN 31 1984  
SOUTH CAROLINA

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 9th day of February, 1983

by David S. Donald, Jr. and Emily K. Donald

(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, David S. Donald, Jr. and Emily K. Donald is indebted to Mortgagee in the maximum principal sum of Ten Thousand and No/100ths Dollars (\$10,000.00), Which indebtedness is evidenced by the Note of David S. Donald, Jr. and Emily K. Donald of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is August 7, 1984 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 \$ 10,000.00 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 all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, in Grove Township, being shown and designated as Lot No. 80, Section No. 1 on plat of property entitled "The Village," Section 1 for Fortis Enterprises, Inc., by Heaner Engineering Co., Inc., recorded in the RMC Office for Greenville County in Plat Book 4R at page 52, reference to which is craved for a metes and bounds description.

This being the same property conveyed to the Mortgagors herein by deed from Johnny E. Nance and Linda S. Nance dated January 26, 1984, and recorded January 26, 1984, in the RMC Office for Greenville County, South Carolina, in Deed Book 1205 at page 184.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
04.00

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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1328-RV-2