

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 23rd day of February, 1984

by Harry B. Ussery and Josephine C. Ussery

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

(hereinafter referred to as "Mortgagee"), whose address is 304 E. North Street, P. O. Box 1329 Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Harry B. Ussery and Josephine C. Ussery is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand and No/100 Dollars (\$ 100,000.00), which indebtedness is evidenced by the Note of Harry B. Ussery and Josephine C. Ussery of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 8/8/84 which is one hundred eighty 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 \$ 100,000.00, 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 tract of land situate, lying and being in the County of Greenville, State of South Carolina and being known and designated as Lot No. 4 of Rocky Creek Acres, Section II, according to a plat prepared of said subdivision by Freeland and Associates, June 21, 1979 and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-C at Page 37 and to which plat reference is craved for a more complete description thereof.

This is the same property conveyed to the Mortgagors herein by deed of William van der Zalm and Johanna K. van der Zalm recorded in the R.M.C. Office for Greenville County in Deed Book 1206 at Page 79 on the 9th day of February, 1984.

STATE OF SOUTH CAROLINA
DEED RECORDATION
STAMP
\$ 40.00

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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