

State of South Carolina

FILED GREENVILLE CO. S.C. Mortgage of Real Estate



County of Greenville

MAR 5 9 57 AM '84

THIS MORTGAGE made this 28th day of FEBRUARY 19 84

DONNIE S. TANKERSLEY R.M.C.

by ROMAYNE BARNES

(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:

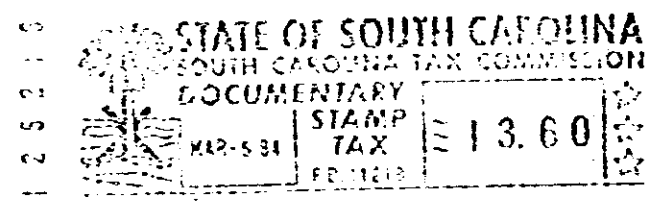
THAT WHEREAS, Romaine Barnes is indebted to Mortgagee in the maximum principal sum of Thirty-four Thousand and No/100 Dollars (\$ 34,000.00 ). Which indebtedness is evidenced by the Note of Romaine Barnes of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 2/28/85 which is 366 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 \$ 34,000.00 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 piece, parcel or tract of land, containing 1.898 acres, more or less, situate, lying and being on the Southern side of Crescent Avenue, in the City of Greenville, County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Romaine Barnes", dated September, 1983, prepared by Dalton & Neves Co., Engineers, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-X at page 98, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Crescent Avenue at the joint corner of the premises herein described and property now or formerly of Mack A. Whittle, Jr., and running thence with the line of said Whittle property S. 0-50 E. 91.77 feet to an iron pin; thence continuing with the line of the said Whittle property S. 88-36 E. 49 feet to an iron pin; thence still continuing with the line of the said Whittle property and with the line of Crescent Place S. 1-03 E. 114.38 feet to an iron pin; thence continuing with the line of Crescent Place, the following courses and distances: N. 88-57 E. 10 feet to an iron pin, thence S. 1-03 E. 46 feet to an iron pin, thence S. 88-57 W. 10 feet to an iron pin, and thence S. 1-03 E. 113 feet to an iron pin in the line of property now or formerly of Martha T. Douglass; thence with the line of the said Douglass property and with the line of property now or formerly of Lewis C. Razor, Jr., N. 87-47 E. 115.6 feet to an iron pin; thence with the line of property now or formerly of John M. Patterson and George E. Williams N. 8-53 E. 196.5 feet to an iron pin; thence continuing with the line of the said Williams property S. 88-11 E. 58 feet to an iron pin in the line of property now or formerly of Jean David Provost; thence with the line of the said Provost property N. 4-14 W. 199.1 feet to an iron pin on the Southern side of Crescent Avenue; thence with the Southern side of Crescent Avenue S. 84-00 W. 287 feet to the point of beginning.

(Continued on attached Rider)



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);

0629

1328-11-2