

State of South Carolina

VOL 1355 PAGE 800



Mortgage of Real Estate

County of GREENVILLE

APR 11 0 22 AM '84

THIS MORTGAGE made this 2 day of April, 19 84

by JAMES B. COLEMAN AND JUDY R. COLEMAN

(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 29602

WITNESSETH:

THAT WHEREAS, James B. Coleman and Judy R. Coleman is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and no/100 Dollars (\$ 50,000.00), Which indebtedness is evidenced by the Note of (revolving Southern Equity Line) James B. Coleman and Judy R. Coleman of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, 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 with buldings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 160 on plat of Merrifield Park, Section 1, recorded in Plat Book 000, page 177, in the R.M.C. Office for Greenville County, reference to said plat is hereby craved for a metes and bounds description thereof.

This is the same property conveyed to the above named mortgagors by deed of Greenville Development Corporation dated July 27, 1972, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 951, page 69 on August 4, 1972.

This mortgage in junior and subordinate to that mortgage in favor of First Federal Savings and Loan Association in the original amount of \$26,000.00, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1243, Page 633 on August 4, 1972.

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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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