

MORTGAGEE'S ADDRESS:
P.O. Box 1329
Greenville, S. C. 29602

VOL 1035 PAGE 637

State of South Carolina)
FILED GREENVILLE S.C.

Mortgage of Real Estate



County of GREENVILLE)
APR 4 12 30 PM '84

THIS MORTGAGE made this 30th day of March, 1984

by DAVID L. BRUIN

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, Greenville, S. C. 29602

WITNESSETH:

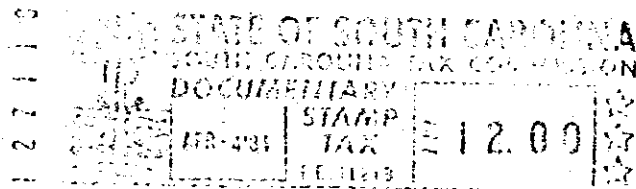
THAT WHEREAS, DAVID L. BRUIN is indebted to Mortgagee in the maximum principal sum of THIRTY THOUSAND AND NO/100 Dollars (\$ 30,000.00), Which indebtedness is evidenced by the Note of March 30, 1984 of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of April 1, 1994 which is 120 months 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 \$ 30,000.00, 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 lot of land, situate, lying and being in Greenville Township, Greenville County, South Carolina, on the west side of Bennett Street in the City of Greenville, and being described as follows:

BEGINNING at a point on the west side of said Bennett Street at a point 100 feet north from the northern edge of Russell Avenue and running thence N. 19-30 E. 65 feet to corner; thence N. 70-30 W. 155 feet to another corner; thence S. 19-30 W. 65 feet to corner; thence S. 70-30 E. 155 feet to the beginning corner. Together with any interest the grantors may have to the use of an alley or strip of land lying north of described lot adjacent thereto and extending to the creek. This said strip of land being intended for the use and benefit of lots adjacent thereto. The lot in question consists of rear portions of lot Nos. 42 and 43 and a 70 foot strip off the rear of Lot No. 41, and as shown on plat of "North Hills" recorded in Plat Book H, at Page 90, in the RMC Office for Greenville County, South Carolina.

Derivation: Deed Book 1090, Page 642 - Edith Stroud Hearn 10/27/78



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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