

State of South Carolina

VOL 1300 PAGE 536

Mortgage of Real Estate



County of Greenville

FILED
GREENVILLE CO. S. C.
MAY 2 11 49 AM '84
DONALD S. HARRIS
C.L.A.

THIS MORTGAGE made this 1st day of May, 1984

by RUTH BOTZIS

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

(hereinafter referred to as "Mortgagee"), whose address is 304 East North Street, P. O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, RUTH BOTZIS is indebted to Mortgagee in the maximum principal sum of TWELVE THOUSAND AND NO/100 Dollars (\$ 12,000.00), Which indebtedness is evidenced by the Note of (Revolving Southern Equity Line) Ruth Botzis of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, the full terms of which 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 \$ 12,000.00, 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 those certain pieces, parcels or lots of land with improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Eastern side of Ridge Drive (now Byrd Boulevard) and being shown as LOTS nos. 204, 205, 206 and 207 on plat of Marshall Forest, made by Dalton & Neves, Engrs. October 1928, recorded in the RMC Office for Greenville County in Plat Book H, at pages 133 and 134 and reference to said plat for a metes and bounds description thereof.

This is the same property conveyed to the above named mortgagor by deed of Brooks Investments, a Partnership, recorded in the RMC Office For Greenville County, SC in Deed Book 1138, page 145 on December 1, 1980.

This mortgage is junior in lien to that mortgage in favor of South Carolina Federal Savings and Loan Association in the original amount of \$40,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1539, page 934 on May 1, 1981.

CTD ----- 3 MY02 84 042

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAY-284
04.80

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):

536

4328-172