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State of South Carolina FILED GREENVILLE CO. S.C.

Mortgage of Real Estate **S**

County of GREENVILLE JUN 7 3 54 PM '84

DONNIE S. PARKERSLEY R.M.C.

THIS MORTGAGE made this 6th day of June, 1984

by Roy Spann Bookkeeping Systems, Inc.

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, Greenville, South Carolina 29615

WITNESSETH:

THAT WHEREAS, Roy Spann Bookkeeping Systems, Inc. is indebted to Mortgagee in the maximum principal sum of Eighty-Five Thousand and no/100 Dollars (\$ 85,000.00), Which indebtedness is evidenced by the Note of Roy Spann Bookkeeping Systems, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of June 6, 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 \$ 85,000.00 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 Greenville County, State of South Carolina, shown on a plat entitled "Survey for Roy Spann Bookkeeping Systems, Inc.," prepared by Carolina Surveying Company, dated June 1, 1984, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Commercial Drive 115 feet from its intersection with Industrial Drive and running thence S. 38-06 W. 139.3 feet along the line of Johnson Controls, Inc. to an iron pin in the line of South Carolina National Bank, Trustee for Nelle M. Griffin and running thence N. 54-09 W. 75.0 feet to a point and running thence N. 37-45 E. 141.8 feet to a point on the southwestern side of Commercial Drive and running thence on the southwestern side of Commercial Drive S. 52-15 E. 75.8 feet to the point of beginning.

This being the same property conveyed to Mortgagor herein by deed of Mildred Colson Wearn, dated January 6, 1984, recorded January 6, 1984 in Deed Book 1203 at Page 942, in the Office of the RMC for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX 34.00 JUN-7'84 RE. 11218

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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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