

State of South Carolina

Mortgage of Real Estate



County of

REC'D
JUN 28 10 51 AM '84
DEPT. OF REVENUE
GREENVILLE

THIS MORTGAGE made this 27th day of June, 1984

by Jeff Caparell

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

(hereinafter referred to as "Mortgagee"), whose address is North Weston Street, Fountain Inn, SC 29644

WITNESSETH:

THAT WHEREAS, Jeff Caparell is indebted to Mortgagee in the maximum principal sum of Four Thousand and No/100 Dollars (\$ 4,000.00), Which indebtedness is evidenced by the Note of Jeff Caparell of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of July 8, 1988 which is 48 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 \$ 4,000.00, 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 lying in the County of Greenville, State of South Carolina, on the southern side of S.C. Highway No. 418 and shown as 1.19 acres on a plat entitled "Property of Henry Henderson" dated November 1962 and revised January 1969 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of right of way of S. C. Highway No. 418 and running along side of said Highway, S. 78-44 W., 178 feet; thence S. 71-53 W., 87 feet to a point; thence S. 15-42 E., 237.6 feet to a point; thence S. 75-51 E., 120.5 feet to a point; thence with the creek as the line, the following course and distance: N. 13-46 E., 329.5 feet to an iron pin at the point of beginning.

This property is conveyed subject to all easements, restrictions, and rights of way, if any, affecting the above described property.

This being the same property conveyed to the Mortgagor herein by deed of Clarence P. Beck and Cinda S. Beck, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUN 28 1984
TAX
\$ 01.60

40008 31801

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);

RESER

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