

State of South Carolina

FILED  
GREENVILLE, S.C.

Mortgage of Real Estate



County of GREENVILLE

JUL 2 4 09 PM '84

THIS MORTGAGE made this 00:2nd day of July, 1984

by William M. Landreth and Carol J. Landreth

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, One Shelter Centre, Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, William M. Landreth and Carol J. Landreth is indebted to Mortgagee in the maximum principal sum of Twenty Five Thousand Dollars (\$25,000.00). Which indebtedness is evidenced by the Note of William M. Landreth and Carol J. Landreth of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 7-2-96 which is twelve (12) 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 \$25,000.00, 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 situate, lying and being on the Northwest side of Perrin Street, City of Greenville, County and State aforesaid, and being the major portion of lot # 8 on plat of Property of Ed B. Smith, made by C. C. Jones, Engineers, in October, 1951, recorded in the PMC Office for Greenville County, S.C. in Plat Book FF at Page 62 and 63, and having according to a recent survey and plat entitled "Plat of Land for Francis Asbury Methodist Church" prepared by Robert H. Johnson, R.L.S., in June, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Perrin Street, which point is 140 feet from the East side of Keith Drive, the corner of other property of Francis Asbury Methodist Church; and running thence N35-30W 133.07 feet to the outer wall of an existing metal building; thence with the edge of said building as the line, N52-58E 58.74 feet to the rear corner of said building; thence with the rear edge of said building N 37-02W 32.62 feet to an iron pin in line of other property of Francis Asbury Methodist Church; thence N52-16E 14.96 feet to an iron pin; thence with property of Donald Ray Smith, et al, S35-30E 165 feet to an iron pin on the Northwest side of Perrin Street; thence with the line of said street, S 52-16W.

Being the same property conveyed to the Mortgagors by deed of instant date to be recorded herewith. Grantors: Deothus Jeter, Jr. & Nezzie Lee Jeter.

10007

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
JUL 2 1984  
\$ 07.50  
68-11218

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);

1328-RV-21