

State of South Carolina

Mortgage of Real Estate



County of Greenville

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THIS MORTGAGE made this 18th day of July, 19 84,

by Ted G. Sanders and Dorothy S. Sanders

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

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

South Carolina, 29644

## WITNESSETH:

THAT WHEREAS, Ted G. Sanders and Dorothy S. Sanders 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 Ted G. Sanders and Dorothy S. Sanders of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 8-1-91 which is 84 months after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

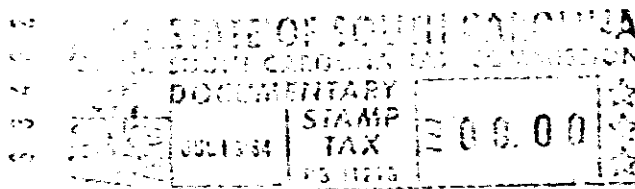
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 certain lot of land lying in the State of South Carolina, County of Greenville, on the western side of Maplewood Drive shown as Lot 16 on the Plat of Pelham Woods, Section One, recorded in the RMC Office for Greenville County in Plat Book 4-F at page 33, and being further described as follows:

BEGINNING at an iron pin on the western side of Maplewood Drive at the joint front corner of Lots 16 and 17 and thence running along the line of Lot 17, S.85-36W., 150 ft. to an iron pin in the line of property now or formerly owned by M.W. Jones; thence N.4-24-10W., 94.65 ft. to an iron pin in the line of property now or formerly owned by A.B. Painter; thence along the said Painter property N.81-31-50E., 150.38 ft. to an iron pin on the western side of Maplewood Drive; thence along Maplewood Drive S.4-24E., 105.31 ft. to the point of beginning.

This being the same property conveyed to the mortgagors herein by Deed of Calvin Thomas Tadlock and Geraldine S. Tadlock, dated September 16, 1973, and recorded October 2, 1973, in the RMC Office for Greenville County, S.C., in Deed Book 985, at page 326.

This mortgage is subordinate and junior in lien to that mortgage given by Calvin Thomas Tadlock and Geraldine S. Tadlock to Cameron Brown Company in the original amount of \$34,550.00, as recorded in the RMC Office for Greenville County, S.C., in REM Book 1250, at page 338.



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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);