

State of South Carolina

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 25 day of July, 1984

by John D. Wood & Martha P. Wood

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

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

WITNESSETH:

THAT WHEREAS, John D. Wood & Martha P. Wood is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and 00/100 Dollars (\$20,000.00), Which indebtedness is evidenced by the Note of John D. Wood & Martha P. Wood of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 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 \$20,000.00, 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 piece, parcel or lot of land situate lying, and being in the State of South Carolina, County of Greenville, being known and designated as Lot No 132 as shown on a plat of property of John D. Wood and Martha P. Wood, dated July 12, 1975, prepared by Piedmont Engineers, Architects and Planners, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwestern side of Hammett Road at the corner of property of Harriett Poole and running thence with the line of said property, N. 35-42 W. 319.65 feet to an iron pin in the line of property of Southland Properties, Inc.,: running thence along the line of said property, N 54-22E. 110 feet to an iron pin at the corner of property designated as Lot No 131 and running thence with the joint line of Lots Nos 131 and 132, S 41-55 E. 288.48 feet to an iron pin on the northwestern side of Hammett Road, running thence with the northwestern side of Hammett Road, S 41-14 W. 145 feet to the point of beginning.

This property is subject to Restrictive Covenants applicable to River Downs Subdivision recorded in the RMC Office for Greenville County in Deed Volume 1011, Page 35 through 43 and shall be binding on the grantee, their heirs and assigns forever:

This is the same property conveyed unto the mortgagor by deed of Southland Properties, Inc., as recorded in the RMC Office for Greenville County in Deed Book 1022 at page 169 dated July 23, 1975.

This mortgage is junior in lien to a first mortgage to Fidelity Federal Savings & Loan Association as recorded in the RMC Office for Greenville County in Book 1426 at page 120.

STATE OF SOUTH CAROLINA DOCUMENTARY TAX COLLECTION STAMP JUL 25 1984 TAX \$ 06.00

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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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Handwritten initials "DW" and "MW".