

State of South Carolina

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Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 31st day of August, 1984

by WILLIE J. FRAZIER and AURILLA S. FRAZIER

(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

WITNESSETH:

THAT WHEREAS, WILLIE J. FRAZIER and AURILLA S. FRAZIER

is indebted to Mortgagee in the maximum principal sum of Six Thousand Six Hundred Sixty-Five and Eighty-Nine/100 Dollars (\$ 6,665.89) Which indebtedness is evidenced by the Note of Willie J. Frazier and Aurilla Frazier to Southern Bank and Trust of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 1987 which is 30 months after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

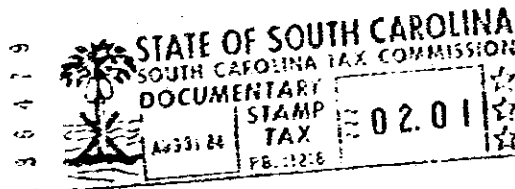
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$6,665.89 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 in Greenville Township, Greenville County, State of South Carolina near Brandon Mills, and Graceland Cemetery, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of an unnamed Street and running thence in an Easterly direction about 138 feet to an iron pin on R. D. Smith's line; thence in a Southerly direction along Smith's line, 50 feet to an iron pin on Robert Smith's land; thence in a Westerly direction along Robert Smith's line, 136 feet to an iron pin in center of an unnamed Street; thence along the center of said unnamed street in a Northerly direction 50 feet to the beginning corner, and being bounded by lands of R. D. Smith, Robert Smith, J. T. Gillespie and said street and being shown as Lot No. 10, Block No. 5, Page 234 of the County Block Book.

This being the same property conveyed to the Mortgagors herein by deed of Etta Miles being dated May 24, 1946 and recorded in the RMC Office for Greenville County in Deed Book 91 at page 292.

610 3 AUG 31 84 060



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);

RETTB

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