

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 14 day of September, 19 84

by JACK ELMER HILL and ANNIE SUE HILL

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 189, Piedmont, S.C. 29673

WITNESSETH:

THAT WHEREAS, JACK ELMER HILL and ANNIE SUE HILL

is indebted to Mortgagee in the maximum principal sum of Eighty Thousand and no/100 Dollars (\$ 80,000.00 ), Which indebtedness is evidenced by the Note of Mortgagors of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 9/15/87 which is 36 months after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

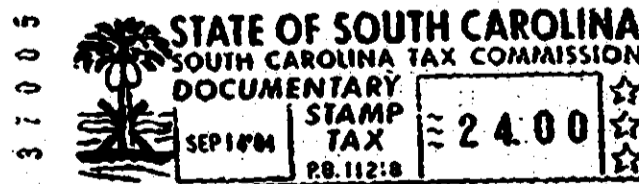
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 80,000.00 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 in the State of South Carolina, County of Greenville and in Gantt Township, School District 6-B on the East side of Highway No. 29 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Highway No. 29 at the corner of land now or formerly belonging to C. C. Goode, and running thence along the line of that property S 87.5 E 396 feet to an iron pin at the corner of lot now or formerly belonging to G. Earl Wilson; thence along the line of that lot S 8 W 269.9 feet to an iron pin; thence N 87 W 435.6 feet to an iron pin on the East side of Highway No. 29; thence along the East side of said Highway No. 29 N 1/8 E 261.5 feet to the beginning corner.

It is understood and agreed that a right-of-way across the above lots has been reserved by a prior grantor to be used for egress and ingress by the owners of the tract immediately in the rear hereof, said right-of-way being approximately 20 feet in width and crosses the above-described lot from Highway No. 29 which is also referred to as the Piedmont Highway, and this property is conveyed subject to said roadway.

The above property being the same conveyed to Mortgagors by deed of H.W. Amyx and Sadie S. Amyx dated May 23, 1964 and recorded in the RMC Office for Greenville County, S.C. in Volume 750 at Page 37.



Will be pledged to secure note of even date to Hills Welding Service, Inc.

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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RECORDS

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