

State of South Carolina

FILED GREENVILLE CO. S.C.

Mortgage of Real Estate



County of Greenville

NOV 30 4 39 PM '84

THIS MORTGAGE made this 30th day of NOVEMBER, 19 84

DONNIE S. TAYLOR R.A.C.

by James R. Mann

(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, S. C. 29609

WITNESSETH:

THAT WHEREAS, James R. Mann is indebted to Mortgagee in the maximum principal sum of Forty-five Thousand Eight Hundred Nine and 96/100ths Dollars (\$ 45,809.96 ), Which indebtedness is evidenced by the Note of James R. Mann and Virginia B. Mann of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of which is 24 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 \$ 45,809.96 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the Northeastern side of Raines Avenue containing eight (8) acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of "B" Street and Raines Avenue, and running thence along "B" Street N. 1 1/2 E. 255 feet to an iron pin; thence N. 42 W. 200 feet to an iron pin; thence N. 28 W. 700 feet to an iron pin on "A" Street; thence along "A" Street S. 42 1/2 W. 420 feet to an iron pin at the corner of "A" Street and Raines Avenue; thence along Raines Avenue S. 28 E. 700 feet to an iron pin; thence still along Raines Avenue S. 42 E. 360 feet to the beginning corner; less, however, two (2) lots previously sold, as shown in Deed Book 219, page 284 and Deed Book 243, page 286.

The above described property is the same conveyed to me by James B. Martin, et al. by deed dated March 20, 1953, and recorded on June 17, 1953, in the R.M.C. Office for Greenville County, S.C., in Deed Book 480, page 212.

ALSO: ALL that piece, parcel or tract of land in Gantt Township, Greenville County, State of South Carolina, situate, lying and being near Conestee, containing 20.25 acres, more or less, and having, according to a plat of survey by C. F. Webb, dated December 14, 1968, entitled "Property of W. H. Cox", the following metes and bounds, to-wit:

BEGINNING at a point in the intersection of Standing Springs Road and Old Standing Springs Road, marked by a nail and cap, and running thence along Old Standing Springs Road S. 69-20 E. 268.2 feet to an iron pin; thence S. 17-30 E. 1,778 feet to an iron pin in the line of property now or formerly belonging to West; thence with West's line S. 42-30 W. 325 feet to an iron pin at the (continued)

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):

RECORDED

4328-RV-2