

State of South Carolina

FILED GREENVILLE CO. S.C.

Mortgage of Real Estate



County of GREENVILLE

DEC 5 4 31 PM '84
DONNIE S. TANKERSLEY

THIS MORTGAGE made this 4th day of December, 19 84

by BOB M. CORN, ALSO KNOWN AS BOBBY M. CORN

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

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

WITNESSETH:

THAT WHEREAS, BOB M. CORN, ALSO KNOWN AS BOBBY M. CORN is indebted to Mortgagee in the maximum principal sum of TWENTY-ONE THOUSAND AND NO/100 Dollars (\$ 21,000.00), Which indebtedness is evidenced by the Note (revolving Southern Equity Line) BOB M. CORN, ALSO KNOWN AS BOBBY M. CORN date herewith, said principal (plus interest thereon) being payable as provided for in 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 \$ 21,000.00, 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 with all improvements thereon, in Butler Township, Greenville County, State of South Carolina, about a mile East of Greenville, South Carolina, on the Pelham Road, and having the following metes and bounds, to-wit:

BEGINNING at a point in Pelham Road opposite a stone masonry pillar constituting the Eastern end of a stone masonry wall lying along the Pelham Road frontage of the property now or formerly of Walter A. Adams, and thence, touching the east corner of said stone masonry pillar, N. 61-45' E. five hundred feet to a concrete post; thence S. 33-5' E. one hundred sixty feet to an iron pin; thence S. 61-45' W. five hundred feet to a point in Pelham Road opposite an iron pin; thence N. 32-23' W. one hundred five and four-tenths feet to a point in Pelham Road; thence N. 34-28' W. fifty-five and thirty-five hundredths feet to the beginning corner, containing one and eight-tenths acres, more or less, all as shown on a plat prepared by R. K. Campbell and H. C. Clarkson, Jr., dated May, 1959, bounded on the north and east by lands now or formerly of Walter A. Adams, on the south by lands now or formerly of Nell Baker Adams, and on the West by the Pelham Road.

This is the same property conveyed by Nancy R. Middleton and William S. Middleton by deed dated March 24, 1976 to Doris H. Corn and recorded in the RMC Office for Greenville County on April 30, 1976 in Deed Book 1035, page 557. An undivided one-half interest in said property was subsequently conveyed to Bob M. Corn by deed of Doris H. Corn dated April 30, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1035, page 563 on April 30, 1976. The remaining interest, the same being an undivided one-half interest, in the said property was conveyed to Bobby M. Corn, also known as Bob M. Corn, by deed of Doris H. Corn dated December 4, 1984 and recorded in the RMC Office of Greenville County on December 4, 1984 in Deed Book 1227, page 894.

This mortgage is junior in lien to that mortgage in favor of Fidelity Federal Savings and Loan Association in the original amount of \$40,000.00 dated April 30, 1976 and recorded in the RMC Office for Greenville County in Mortgage Book 1366, page 497 on April 30, 1976.

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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20-023

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
DEC-5-84 STAMP TAX 06.30

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