

State of South Carolina

Mortgage of Real Estate



County of Greenville

FILED GREENVILLE CO. S.C. DEC 6 1 39 PM '84

THIS MORTGAGE made this 29th day of November, 1984, by William B. Evins

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO. (hereinafter referred to as "Mortgagee"), whose address is P. O. Box 544, Travelers Rest, South Carolina 29690

WITNESSETH:

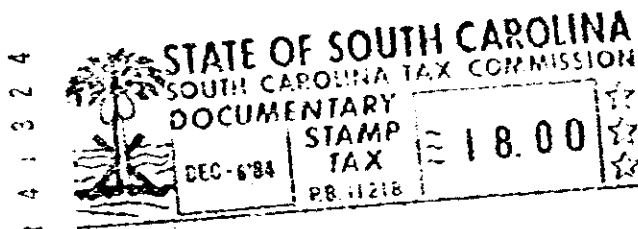
THAT WHEREAS, William B. Evins is indebted to Mortgagee in the maximum principal sum of Sixty Thousand and No/100 Dollars (\$60,000.00), Which indebtedness is evidenced by the Note of William B. Evins of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is December 8, 1994 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 \$60,000.00, 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 tract of land, together with all buildings and improvements, situate, lying and being on Jackson Grove Road, in Greenville County, South Carolina, containing 93.7 acres, more or less, as shown on survey entitled "Property of William B. Evins", prepared by W. R. Williams, Jr., dated August 14, 1979, recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-0, page 22, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to Blanche Henly Evins by deed of Maggie L. Gilreath, recorded August 10, 1951 in the RMC Office for Greenville County, S. C. in Deed Book 439, page 485. See also correction deed recorded March 20, 1962 in Deed Book 694, page 430; see also Probate Apartment 663, File 16. The said Blanche Henly Evins died testate on July 20, 1967 leaving as her sole heir at law the Mortgagor herein, William B. Evins, as will appear by examination of Greenville County Probate Court Apartment 997, File 12.

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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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