

State of South Carolina

FILED)
GREENVILLE CO. S.C.

Mortgage of Real Estate



County of Greenville

DEC 24 4 09 PM '84

DONNIE S. TAYKERSLEY

THIS MORTGAGE made this 21 day of December, 19 84

by LEWIS E. FREEMAN

(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 29602

WITNESSETH:

THAT WHEREAS, Standard Supply Company, Inc.

is indebted to Mortgagee in the maximum principal sum of Eighty-Two Thousand Five Hundred and No/100----- Dollars (\$ 82,500.00). Which indebtedness is evidenced by the Note of Standard Supply Company, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is March 15, 1986 after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

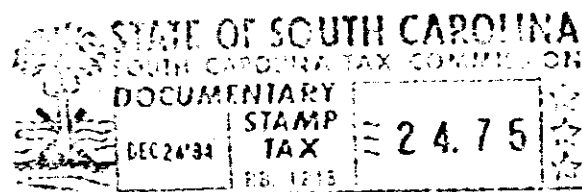
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 82,500.00 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, Butler Township, being known and designated as Lot No. 45 of a subdivision known as WATSON ORCHARD as shown on plat thereof prepared by Piedmont Engineers & Architects, February, 1966, revised July 8, 1966 and December 28, 1966 and recorded in the RMC Office for Greenville County in Plat Book 000 at page 99, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Highbourne Drive, joint front corner of Lots Nos. 45 and 46, running thence along the joint line of said lots S. 2-30 W. 210 feet to an iron pin at the joint corner of Lots Nos. 44, 45 and 46; thence along the joint line of Lots Nos. 44 and 45 S. 83-45 W. 285.0 feet to an iron pin on the eastern side of Highbourne Drive; thence following the curvature of Highbourne Drive, the chords being N. 22-22 W. 109.05 feet, N. 18-45 W. 48.55 feet, N. 5-06 W. 63.73 feet, N. 40-00 E. 50.0 feet, N. 61-25 E. 50.0 feet, and N. 80-30 E. 75 feet to an iron pin on the southern side of Highbourne Drive, thence along the southern side of Highbourne Drive, S 77-50 E. 210.0 feet to the beginning corner.

For derivation, see deed from Richard F. Watson, Jr. and Evelyn P. Watson to Lewis E. Freeman dated December 27, 1968, recorded in Deed Book 860, page 183, Greenville County Records, RMC Office, Greenville County, S.C. ALSO, mortgagor Lewis E. Freeman received power of attorney to mortgage the above described property from Beatrice D. Freeman dated June 25, 1981 and recorded in Deed Book 1150 at page 813 as recorded in the RMC Office for Greenville County, South Carolina.

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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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