

Mortgagee's mailing address: P. O. Box 1329, Greenville, S. C. 29602

State of South Carolina)

BOOK 1546 PAGE 468
Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 8th day of July, 1981

by William F. Finnell and Grace A. Finnell

(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. 29602

WITNESSETH:

THAT WHEREAS, William F. Finnell and Grace A. Finnell is indebted to Mortgagee in the maximum principal sum of Ten Thousand and No/100 Dollars (\$10,000.00), which indebtedness is evidenced by the Note of William F. Finnell and Grace A. Finnell of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of Jan. 4, 1982 which is 180 days 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 \$10,000.00, 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, in Austin Township and having, according to a Plat entitled "Property of Archie K. and Frances S. Ussery" by R. K. Campbell, RLS, dated December 5, 1960, the following courses and distances to-wit:

BEGINNING at an iron pin on the northern side of East Butler Avenue (formerly known as Pelham Road) at corner of other property of mortgagors and running thence along the line thereof N. 33-08 W. 270.2 feet to an iron pin and N. 44-15 E. 75 feet to an iron pin; thence S. 33-08 E. 269.2 feet to an iron pin on the Northern side of East Butler Avenue in a curved line, the chord of which is S. 44-15 W. 75 feet, more or less, to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Archie K. Ussery and Frances S. Ussery by deed dated August 30, 1977 and recorded September 6, 1977 in the RMC Office for Greenville County in Deed Book 1064 at Page 186.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
JUL 31 1981
TAX 04.00
92-11218

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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