

State of South Carolina

County of Greenville

GR... FILED
AUG 26 2 03 PM '81
DONNIE TANKERSLEY
R.M.C.

1550-1978
Mortgage of Real Estate



THIS MORTGAGE made this 26th day of August, 19 81,

by Wayne C. Hanes and Dolores K. Hanes

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

(hereinafter referred to as "Mortgagee"), whose address is East North St., Greenville, S.C.

WITNESSETH:

THAT WHEREAS, Wayne C. Hanes and Dolores K. Hanes is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand Dollars (\$ 15,000.00), which indebtedness is evidenced by the Note of Wayne C. Hanes and Dolores K. Hanes of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is twelve (12) 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 \$ 15,000.00 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 improvements thereon described as Lot No. 194, Section IV of Poinsettia Subdivision as recorded in Plat Book 4N at Page 24. Being the property conveyed to the mortgagors by deed of Poinsettia Realty Company dated February 19, 1974 and recorded in Deed Book 994 at Page 415.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 00.00

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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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