

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

GREENVILLE CO. S. C.
FILED
SEP 13 11 51 AM '82
DONNIE S. TANKERSLEY
R.M. day of

THIS MORTGAGE made this 10th day of September, 19 82

by BRENDA COHENS

(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

WITNESSETH:

THAT WHEREAS, Brenda Cohens is indebted to Mortgagee in the maximum principal sum of Ten Thousand One Hundred Fifty and No/100 Dollars (\$ 10,150.00), Which indebtedness is evidenced by the Note of Brenda Cohens of even date herewith, said principal (p/us interest thereon) being payable as provided for in said Note, (the final maturity of 9/10/89 which is 84 months 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 \$ 10,150.00, 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 with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 41 of a subdivision known as Eastover according to a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book F, Page 42 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Beechwood Avenue, joint corner of Lots Nos. 41 and 42 and running thence with the joint line of said lots S. 64-30 W., 162.9 feet to an iron pin at the corner of Lot No. 43; thence with line of Lot 43 S. 25-30 E., 60 feet to joint rear corner of Lots 40 and 41; thence with the joint line of said lots a distance of 159.7 feet to an iron pin on Beechwood Avenue; thence with said avenue N. 22-26 W., 60.1 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of E. C. Burry recorded simultaneously herewith.

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SEP 15 1982
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STATE OF SOUTH CAROLINA
SOUTHERN BANK & TRUST CO.
DOCUMENTARY
STAMP
SEP 13 1982
0408

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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