

State of South Carolina)

Mortgage of Real Estate



County of GREENVILLE)

THIS MORTGAGE made this 5th day of JULY, 19 83,

by JULIA H. LOLLIS MATHEWS AND JOEL E. MATHEWS

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

(hereinafter referred to as "Mortgagee"), whose address is 109 West Montclair Avenue, Greenville, South Carolina 29609

WITNESSETH:

THAT WHEREAS, JULIA H. LOLLIS MATHEWS AND JOEL E. MATHEWS is indebted to Mortgagee in the maximum principal sum of Ten Thousand and no/100ths Dollars (\$ 10,000.00), Which indebtedness is evidenced by the Note of JULIA H. LOLLIS MATHEWS AND JOEL E. MATHEWS, 6/21/83 herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is sixty (60) 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 \$ 10,000.00, 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 in the State of South Carolina, County of Greenville, on the southern side of Montclair Avenue, in the City of Greenville, being shown as Lot 23 of Block G on a plat of HIGHLAND TERRACE, recorded in Plat Book "K" at Page 121 and having, according to said plat the followings metes and bound to wit:

BEGINNING at an iron pin on the southern side of Montclair Avenue, joint front corner of Lots No. 23 and 24 and running thence with the common line of said lots S. 9-52 W. 150 feet to an iron pin; thence with common line of lot 23 N. 80-08 W. 50 feet to an iron pin; thence with a common line of lots 22 and 23 N. 9-52 E. 150 feet to an iron pin on the southern side of Montclair Avenue; thence with the southern side of said avenue, S. 80-08 E. 50 feet to an iron pin, the point of beginning.

This property is subject to easements, rights of way and restrictions appearing on record in the RMC Office for Greenville County.

This is the same property which was deeded to Mortgagor Julia H. Lollis Mathews by W. H. Alford on November 15, 1968 with said deed having been recorded in the Greenville County R.M.C. office in Deed Book 856, at Page 351, on November 19, 1968.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
04.00

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):

4328-1121