

State of South Carolina

FILED GREENVILLE CO. S. C.

Mortgage of Real Estate



County of GREENVILLE

3 27 1983

JOHN S. LANNERSLEY

THIS MORTGAGE made this 24th R.M.C. day of October, 1983

by George J. Fowler and Angela O. Fowler

(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, George J. Fowler and Angela O. Fowler is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and No/100 Dollars (\$ 15,000.00), Which indebtedness is evidenced by the Note of George J. Fowler and Angela O. Fowler of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 11/1/93 which is 120 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 \$ 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 at the northwest corner of the intersection of Pheasant Trail and Gilders Creek Drive in the Town of Mauldin, County of Greenville, State of South Carolina, and being known and designated as Lot 1 as shown on a plat of Forrester Woods Subdivision, Section 1, dated March 14, 1972, prepared by R. B. Bruce and recorded in the R.M.C. Office for Greenville County in Plat Book 4N, Page 478, reference being had to said plat for a more complete metes and bounds description.

This is the same property conveyed to the mortgagors by deed of Ronald R. Pulis and Brenda F. Pulis recorded in the R.M.C. Office for Greenville County on October 16, 1981, in Deed Book 1156, Page 923.

This mortgage is junior in lien to that certain mortgage executed in favor of First Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County on October 16, 1981, in R. E. Mortgage Book 1555, Page 485.

STAMP TAX \$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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