

State of South Carolina

County of GREENVILLE

FILED  
GREENVILLE CO S.C.  
MAR 7 3 37 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

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Mortgage of Real Estate



THIS MORTGAGE made this 7<sup>th</sup> day of March, 1983

by Spyros G. Grumbos

(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:

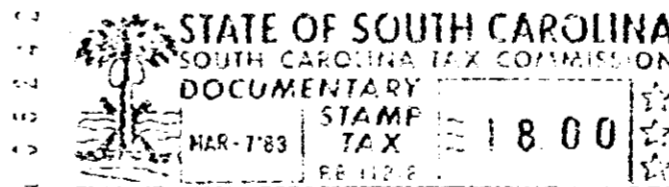
THAT WHEREAS, Spyros G. Grumbos  
is indebted to Mortgagee in the maximum principal sum of Forty Five Thousand Dollars and No/100  
Dollars (\$ 45,000.00 ). Which indebtedness is  
evidenced by the Note of Spyros G. Grumbos of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 3/7/86  
which is three (3) years 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 \$ 45,000.00, 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 lying in the State of South Carolina, County of Greenville, City of Greenville, being shown as Lots 19 and 20 on plat of East Highlands Estates, recorded in Plat Book K at page 35 and having such courses and distances as will appear by reference to said plat. Said Lots 19 and 20 are in Block B of said plat.

Being the same property conveyed by Imperial Properties, Inc. (Dee Smith Company, Inc.) recorded in Deed Book 1027 at page 726 on November 26, 1975, to both Spyros G. Grumbos and Perry A. Lenardis and being the same property conveyed by Perry A. Lenardis to Spyros G. Grumbos by deed dated March 4, 1983, and recorded March 7, 1983, in the RMC Office for Greenville County in Deed Book 1183, Page 854

The above conveyance in subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.



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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