

State of South Carolina)

Mortgage of Real Estate



County of Greenville

FILED
GR... P.S.C.

THIS MORTGAGE made this 18 day of February, 1982, by Glenn N. Ronning and Karen E. Ronning

(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, Glenn N. Ronning and Karen E. Ronning 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 Glenn N. Ronning and Karen E. Ronning of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 3/1/89 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

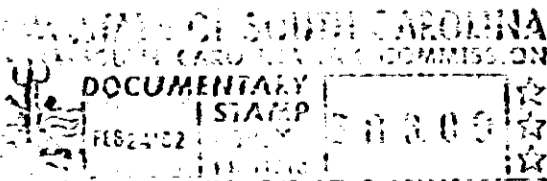
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being on the westerly side of Pigeon Point Road and being shown as Lot No. 78 on a plat of Forrester Woods, Section 7, prepared by R.B. Bruce, dated February 12, 1975, revised May, 1978, the original plat having been recorded in Plat Book 5P at page 21 in the RMC Office for Greenville County and also being shown on a more recent plat of the property of Glenn N. Ronning and Karen E. Ronning, dated June 15, 1978, prepared by Freeland and Associates recorded in Plat Book 6-R at page 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Pigeon Point Road at the joint front corner of Lot 77 and Lot 78 and running thence with Lot 77 N. 72-31 W. 190.7 feet to an iron pin at the joint rear corner of Lots 77, 78, 91 and 92; thence with Lot 91 N. 17-48 E. 115 feet to an iron pin at the joint rear corner of Lots 78, 79, 90 and 91; thence with Lot 79 S. 72-28 E. 184.1 feet to a pin on Pigeon Point Road; thence with said road, S. 14-31 W. 115 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Danco, Inc., dated June 24, 1978 and being recorded in the RMC Office for Greenville County in Deed Book 1081 at page 985.

This mortgage is junior in lien to that certain mortgage to NCNB Mortgage Company in the original amount of \$60,250.00 as recorded in Mortgage Book 1436 at page 329 and having a current approximate balance of \$58,000.00



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):

0356

4328 RV-2