State of South Carolina

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988 NO. 1 10. S. C.

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Mortgage of Real Estate

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County of

GREENVILLE

THIS MORTGAGE made this 13th day of	January	, 1984_,
by Larry D. Estridge, Mortgagor		
(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.		
(hereinafter referred to as "Mortgagee"), whose address is	401 Providence Sq	uare, Greenville,
South Carolina, 29615		
WITNESSETH:  THAT WHEREAS, Larry D. Estridge		1100
is indebted to Mortgagee in the maximum principal sum of Fif	ty Thousand and No	/100

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 \$-50,000.00-----, 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, situate, lying and being in the State of South Carolina, County of Greenville, on the north side of Providence Square, being shown and designated as Lot 18 on a plat of PELHAM ESTATES, Section II, recorded in the RMC Office for Greenville County in Plat Book "PPP", at Page 119, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Providence Square, joint front corner of Lots 18 and 19, and running thence along said Providence Square, N. 68-43 W., 148.74 feet; thence N. 21-17 E. 196.1 feet; thence S. 68-31 E. 148.8 feet to point Lot 19; thence S 21-17 W. 195.85 feet to the north side of Providence Square, the point of beginning.

This property was conveyed to the Mortgagor by the Deed of Russell S. Dyer and Jackie E. Dyer, recorded February 13, 1976 in Deed Book 1031 at page 608.

This Mortgage is subject and subordinate to the First Mortgage of First Federal Savings and Loan Association of Greenville, South Carolina, recorded February 13, 1976, in Deed Book 1360 at page 156.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
TAX
EB. 11218

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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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