

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 18th day of April, 19 84,

by Bob R. Janes and Joe G. Thomason

(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 29602

WITNESSETH:

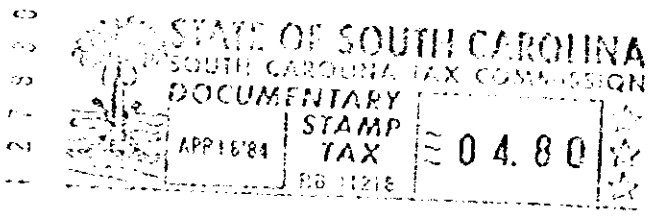
THAT WHEREAS, Bob R. Janes and Joe G. Thomason is indebted to Mortgagee in the maximum principal sum of Twelve Thousand and no/100 Dollars (\$ 12,000.00 ), Which indebtedness is evidenced by the Note of Bob R. Janes and Joe G. Thomason of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 180 days 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 \$ 12,000.00, 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 with all buildings and improvements thereon, situate, lying and being on the southern side of Hampshire Drive in Greenville County, South Carolina being known and designated as Lot No. 56 as shown on a plat entitled HOMESTEAD ACRES made by J. Mack Richardson dated November 1959, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book RR at Page 35, reference to said plat is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to the mortgagors by deed of Theresa C. Hammons recorded March 1, 1984 in Deed Book 1207 at page 223 and by corrective deed of Theresa C. Hammons to be recorded herewith.

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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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