

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 13 day of September, 1984

by L. Glenn Teachey, Jr.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329,
Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, L. Glenn Teachey, Jr.
is indebted to Mortgagee in the maximum principal sum of One Hundred Fifty Thousand and no/100 --
----- Dollars (\$ 150,000.00 --), Which indebtedness is
evidenced by the Note of L. Glenn Teachey, Jr. of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of _____
which is on demand 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 \$ 150,000.00 -----, 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:

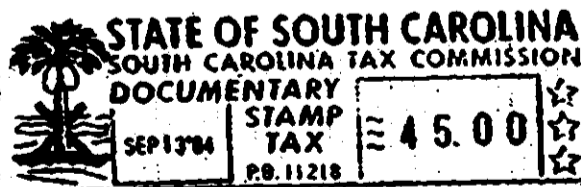
ALL that certain piece, parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 90 of Trentwood Horizontal Property Regime as is more fully described in Master Deed dated October 16, 1974, and recorded in the RMC Office for Greenville County in Deed Volume 1008 at Pages 527-611 and survey and plot plan recorded in Plat Book 5H at Page 48, which Master Deed was amended June 2, 1976, and recorded in the RMC Office for Greenville County in Deed Volume 1038 at Page 140.

This being the same property conveyed to mortgagor by deed of Cunningham and Summers Associates by deed dated June 20, 1978, and recorded in the Greenville County RMC Office in Deed Book 1681 at Page 671 on June 21, 1978.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises, and is further subject to the terms of the aforesaid Master Deed.

This mortgage is junior in priority to that certain given by L. Glenn Teachey, Jr. to Fidelity Federal Savings and Loan Association, Greenville, S. C. dated June 20, 1978, and recorded in the Greenville County RMC Office in Mortgage Book 1435 at Page 805 on June 21, 1978, in the original principal sum of \$48,350.00.

20-028 1396



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):