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GREENVILLE, S.C.

JUN 8 4 16 PM '83

State of South Carolina

Mortgage of Real Estate



County of Greenville

DONNIE S. SLEY
R.M.C.

THIS MORTGAGE made this 3 day of June, 1983

by James S. and Sylvia McVay

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

(hereinafter referred to as "Mortgagee"), whose address is PO Box 1329, Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, James S. & Sylvia McVay

is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and No/100 Dollars (\$ 20,000.00). Which indebtedness is evidenced by the Note of James S. & Sylvia McVay of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of which is 11/30/83 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 \$ 20,000.00, 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, shown as Lot 38 on plat of Kingsgate recorded in Plat Book WWV at page 44 and 45 and having such courses and distances as will appear by reference to said plat.

ALSO: ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown on a part of Lot 39 on plat of Kingsgate, recorded in Plat Book WWV at pages 44-45 and having the following courses and distances:

BEGINNING at an iron pin on East Kenilworth Drive, joint front corner of Lots 38 and 39 and running thence with the joint line of said lots, N. 9-01 W. 142.9 feet to an iron pin; thence along the rear line of Lot 39, N. 80-16 E. 70.3 feet; thence a new line through 39, S. 8-56 E. 144.4 feet to an iron pin on East Kenilworth Drive; thence with said Drive, S. 80-59 W. 70 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Garbox, Inc., dated June 3, 1983 and recorded in the RMC office for Greenville County in Deed Book 1189 at page 908.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
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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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