

State of South Carolina

FILED
SOUTH CAROLINA
S. C.

Mortgage of Real Estate



County of GREENVILLE

WILLIAM B. KARST
ELAINE C. KARST
R.H.C.

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THIS MORTGAGE made this 19th day of January, 1984.

by SPIRO J. CONITS

(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

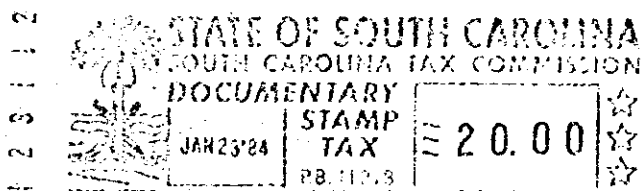
WITNESSETH:

THAT WHEREAS, Spiro J. Conits is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and no/100 Dollars (\$50,000.00), Which indebtedness is evidenced by the Note of Spiro J. Conits of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is January 19, 1989 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 \$ 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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 8 on plat of Property of William B. Karst and Elaine C. Karst, recorded in Plat Book LLL at page 114 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by W. Clark Gaston, Jr. and Mary H. Gaston by deed recorded herewith.



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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