

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 2nd day of AUGUST, 1984

by DOROTHY C. HARRISON and DAVID L. HARRISON

(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, DOROTHY C. HARRISON and DAVID L. HARRISON

is indebted to Mortgagee in the maximum principal sum of FORTY THOUSAND AND NO/100 Dollars (\$ 40,000.00 ), Which indebtedness is evidenced by the Note of DOROTHY C. HARRISON and DAVID L. HARRISON of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 9/15/89 which is five (5) years after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

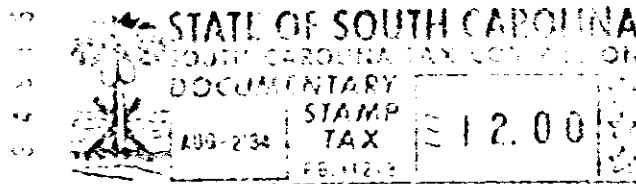
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 40,000.00, 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, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the Southern intersection of East Coffee Street with North Irvine Street and having the following metes and bounds:

BEGINNING at an iron pin at the Southern intersection of North Irvine Street and East Coffee Street and running thence along the Southwesterly side of East Coffee Street S. 68-33 E. 101.5 feet to an iron pin at the joint front corner of the property herein conveyed and property now or formerly of Madge V. Stokes; thence with the line of the said Stokes property S. 21-18 W. 121.2 feet to an iron pin in the line of property now or formerly of Ruth W. Black and Harriett B. Black, individually and as trustees; thence with the line of the said Black property N. 68-59 W. 101.5 feet to an iron pin in the Southeasterly side of North Irvine Street; thence along the Southeasterly side of North Irvine Street N. 21-18 E. 122 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of M. Graham Proffitt and C. Victor Pyle, Jr., individually and as Trustees and C. Victor Pyle and M. G. Proffitt, Inc., dated January 3, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1203, at Page 720 on January 4, 1984.

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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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