



County of GREENVILLE

THIS MORTGAGE made this 13th day of August, 1984

by GERALDINE M. McCALL

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

(hereinafter referred to as "Mortgagee"), whose address is 501 Parkins Mill Rd/, Greenville, SC 29607

WITNESSETH:

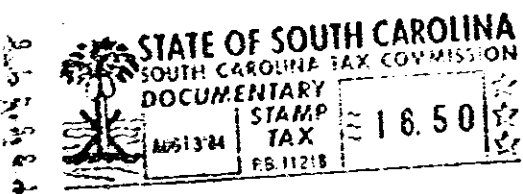
THAT WHEREAS, GERALDINE M. McCALL is indebted to Mortgagee in the maximum principal sum of Fifty Five Thousand and no/one-hundredths Dollars (\$55,000.00), Which indebtedness is evidenced by the Note of James B. McCall, Jr. and Geraldine M. McCall of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 8-15-90 which is Six (6) 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 \$ 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1 of Section A-1 of Gower Estates according to a plat thereof prepared by R.K. Campbell, August, 1961, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book ZZ at Page 53, reference to which plat is expressly craved.

This is the same property conveyed to the Mortgagor herein by deed of James B. McCall, Jr. recorded in the RMC Office for Greenville County September 26, 1974 in Deed Book 1007 at Page 375.

This is a second mortgage, junior in priority to that certain note and mortgage executed by the mortgagor herein and James B. McCall, Jr. unto First Federal Savings and Loan Association dated October 19, 1962 and recorded October 22, 1962 in the RMC Office in REM Book 904 at Page 415, upon which there is a present balance of approximately \$5,000.00.



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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