

State of South Carolina

Mortgage of Real Estate



County of Greenville

VOL 1584 PAGE 737

THIS MORTGAGE made this 23rd day of July, 1984

by WILTON C. MAULDIN AND MARGARET C. MAULDIN

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

(hereinafter referred to as "Mortgagee"), whose address is One Shelter Center, P. O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, WILTON C. MAULDIN AND MARGARET C. MAULDIN 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 revolving Southern Equity Line of Wilton C. & Margaret C. Mauldin of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the terms of which 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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Morris Street near the City of Greenville, SC, being known and designated as Lot No. 7 on plat entitled Property of Leslie & Shaw, Inc. as recorded in the RMC Office for Greenville County, SC in Plat Book NN, Page 3, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Morris Street, said pin being the joint front corner of Lots 7 and 8, and running thence with the common line of said lots N 4-26 E 140 feet to an iron pin on the southerly side of an alley; thence with the southerly side of said alley N 85-34 W 60 feet to an iron pin, joint rear corner of Lots 6 and 7; thence with the common line of said lots S 4-26 W 140 feet to an iron pin on the northerly side of Morris Street; thence with the northerly side of Morris Street S 85-34 E 60 feet to an iron pin, the point of beginning.

This is the same property as that conveyed to the above named mortgagors by deed of T. O. Estapp dated February 10, 1964, recorded in the RMC Office for Greenville County, SC in Deed Book 742, Page 217 on February 13, 1964.

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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