

State of South Carolina

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 13th day of November, 1984.

by Jerome Leroy Morgan, Jr. and Candice M. Morgan

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

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

WITNESSETH:

THAT WHEREAS, Jerome Leroy Morgan, Jr. and Candice M. Morgan is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and No/100 Dollars (\$ 15,000.00), which indebtedness is evidenced by the Note of Jerome Leroy Morgan, Jr. and Candice M. Morgan of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 11/13/85 which is one (1) year 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 \$ 15,000.00, 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:

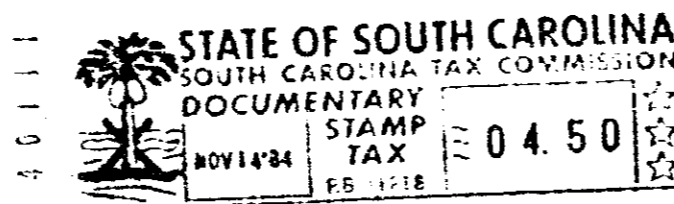
All that piece, parcel, or lot of land in Greenville County, South Carolina, shown as Lot No. 36 and a portion of Lot No. 60 as shown on a revised plat of the Property of J. R. West, recorded in the RMC Office for Greenville County, S. C., in Plat Book "P", at Page 31, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast side of West Avenue at the joint front corner of Lots Nos. 35 and 36, and running thence with West Avenue, N. 16-15 W. 66 feet to an iron pin; thence N. 73-45 W. 140 feet to an iron pin in the northern line of Lot No. 60; thence running through Lot No. 60, S. 16-15 E. 66 feet to an iron pin; thence S. 73-45 W. 140 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of Paul W. Fulbright and Sylvia H. Fulbright, recorded 16 October 1981, RMC Office for Greenville County, S. C., in Deed Book 1156, at Page 872.

The within is a second mortgage, second in priority only to that certain mortgage to C. Douglas Wilson & Co., recorded 29 March 1973, RMC Office for Greenville County, S. C., in Mortgage Book 1271, at Page 43.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 1329, Greenville, South Carolina 29602.



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);