

State of South Carolina

Mortgage of Real Estate



County of Greenville

JUL 27 12 12 PM '84

THIS MORTGAGE made this 24 day of July, 19 84

by MICHAEL E. HEDDERLY

(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, SC 29602

WITNESSETH:

THAT WHEREAS, MICHAEL E. HEDDERLY is indebted to Mortgagee in the maximum principal sum of TEN THOUSAND AND NO/100 Dollars (\$ 10,000.00), which indebtedness is evidenced by the Note of (Revolving Southern Equity Line) Michael E. Hedderly of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is) 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 \$ 10,000.00, 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:

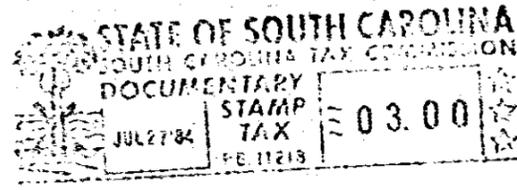
ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the town of Simpsonville, on the northern edge of Tollgate Court, being shown and designated as Lot No. 36 on a plat entitled "The Cedars", dated November 21, 1974, and recorded November 22, 1974, in Greenville County Plat Book 4-X at Page 93, and being further described according to said plat by the following metes and bounds to-wit:

BEGINNING at a point on the northern edge of Tollgate Court, at the joint front corner with Lot 35, and running thence with the joint line of said lots, N. 23-38 W. 146.3 feet to a point at the joint rear corner with property now or formerly belonging to Community Properties, Inc., thence with the line of said property, N. 76-40 E. 77.9 feet to a point on the western edge of Tollgate Road; thence with the western edge of Tollgate Road S. 23-50 W. 18 feet; thence with the northwestern intersection of Tollgate Road with Tollgate Court, S. 18-30 W. 24.3 feet to the northern edge of Tollgate Court; thence with the northern edge of Tollgate Court, S. 71-21 W. 79.6 feet to the point of beginning.

This mortgage is junior in lien to that mortgage in favor of American Federal Bank, F.S.B., formerly United Federal Savings and Loan Association, in the original amount of \$34,924.74, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1534, page 9 on March 2, 1981.

This is the same property conveyed to the above named mortgagor by deed of Stephen V. Merchant and Debbie D. Merchant dated October 21, 1980, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1135, page 929 on October 22, 1980.

20-028



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);