Mortgage of Real Estate



County of GREENVILLE	SEP 28 2	18' H? 4E		
THIS MORTGAGE made this	17th DOWNIE GAR	KE Sente	mber	, 19 <u>84</u> ,
by	ROBERT A. S	PEARS		
(hereinafter referred to as "Mortga	agor") and given to SO I	UTHERN BA	NK & TRUST CO.	
(hereinafter referred to as "Mortg.	agee"), whose address	isON	E SHELTER CENTER	
Post Office Box	1329, Greenville,	South Ca	rolina 29602	
WITNESSETH: THAT WHEREAS,	ROBERT A	. SPEARS		
is indebted to Mortgages in the may	imum orincinal sum of	Twenty Thousand and No/100		
(revolving evidenced by the Note of	og Southern Eduit	v Line)_	Dollars (S_20,000.00)), Which indebtness is of even
date herewith, said principal (plus in	iterest thereon) being pay	yable as prov		
are incorporated herein by reference.		e lernre	() the terms of sale note a	and any agreement moonying a
are incorporated neterinaries executed and a support a support and a support and a support a suppo		ENTS that the	said Mortnanor, for and in	consideration of the aforesaid

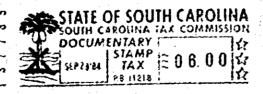
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration or the aldressed indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 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 County of Greenville, State of South Carolina, and being known and designated as Lot No. 1 as shown on plat of the property of Mae Davis Hill, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book FFF at Page 37, reference to said plat being craved for a metes and bounds description thereof.

This is the same property conveyed to Robert A. Spears by deed of Lois Case Spears, now Lois Case Spears Hazel, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1214 at Page 375 on June 5, 1984.

This mortgage is junior in lien to that mortgage in favor of C. Douglas Wilson & Co. in the original amount of \$15,000.00 recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1020 at page 381 on January 24, 1966, and assigned to Bowery Savings Bank on February 11, 1966, and recorded in the RMC Office for Greenville County on February 17, 1966.



TOGETHER with all and singular rights, members, hered taments 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);