



County of GREENVILLE) FILED)
GREENVILLE CO. S. C.

THIS MORTGAGE made this 10th day of August, 1981

by CARLAS F. DIXON and MARY JANE C. DIXON,
R.M.C.

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

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

WITNESSETH:

THAT WHEREAS, CARLAS F. DIXON and MARY JANE C. DIXON
is indebted to Mortgagee in the maximum principal sum of EIGHT THOUSAND AND NO/100
Dollars (\$ 8,000.00), which indebtedness is
evidenced by the Note of CARLAS F. DIXON and MARY JANE C. DIXON of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is August 15, 1986 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 \$ 8,000.00 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 situate, lying and being in
the State of South Carolina, County of Greenville situate on the East side of
Overbrook Road and being shown as Lot 155 and 154 of Plat no. 3, Property of
Overbrook Land Company, et al prepared by R. E. Dalton, R.L.S., January, 1924,
recorded in the R.M.C. Office for Greenville County, South Carolina in Plat
Book F, at Page 218, and having according to said plat the following metes and
bounds, to-wit:

BEGINNING at an iron pin at a point 110-feet northeast along Overbrook Road
from north right-of-way line of a street railway company at the southwest
corner of Lot 154, thence along the east side of Overbrook Road N. 28-35 E.
135-feet to an iron pin; thence with line of property now or formerly of
Boggs, S. 65-10 E. 173.4-feet to an iron pin on the east of Jedwood Drive;
thence with the line of said drive S. 28-45 W. 110-feet to an iron pin;
thence N. 66-48 W. 173.5-feet to point of beginning.

This being the same property conveyed to the mortgagors herein by P. Bradley
Morrah, Jr., et al. by deed dated April 30, 1973, and recorded in the R.M.C.
Office for Greenville County on April 30, 1973 in Deed Book 973 at Page 506.

This being junior in lien to that certain mortgage to Federal National
Mortgage Association in the original amount of \$27,400.00 as recorded in
the R.M.C. Office for Greenville County in Mortgage Book 1276, at Page 402
on May 21, 1973.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 03.20

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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