FILED GREENVILLE CO) S. C. ecc: 1582 au 326

Mortgage of Real Estate

| County of | GREENVILLE | U |
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| ooding of | dictiment  |   |

| unty of | GREENVILLE | Oct 4  | 15 15 bh , 85 |
|---------|------------|--------|---------------|
|         |            | DONNIE | S. TANKERSLEY |

|                   | אאטע | R.H.C. |           |       |
|-------------------|------|--------|-----------|-------|
| ODTGAGE made this | 28th | day of | September | 19.82 |

| THIS MORTGA       | AGE made this <u>28th</u> day of              | September           | , 19 <u>02</u> , |
|-------------------|---|---------------------|------------------|
| byDay             | vid R. Stone                                  |                     |                  |
| (hereinafter refe | erred to as "Mortgagor") and given to SOUTHEF | RN BANK & TRUST CO. |                  |

(hereinafter referred to as "Mortgagee"), whose address is E. North Street, Greenville, S. C. 29601

| WITNESSETH:  |                                    |
|--|------------------------------------|
| THAT WHEREAS, David R. Stone   |                                    |
| is indebted to Mortgagee in the maximum principal sum of <u>Eighty Thousand and no/100</u>             | ths                                |
| Dollars (\$ 80,000,00  | ), which indebtedness is           |
| evidenced by the Note of David R. Stone  | of even                            |
| date herewith, said principal together with interest thereon being payable as provided for in said Not | e, the final maturity of           |
| which is <u>September 28, 1989</u> after the date hereof, the terms of said N                          | ote and any agreement modifying it |
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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 \$\ \frac{80,000.00}{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:

See Exhibit A attached hereto and incorporated by reference.

Derivation: Being the same as that conveyed to David R. Stone by deed of Catholic Charities of Charleston, et al, dated and recorded concurrently herewith.

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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);