

County of Greenville

OCT 11 12 39 PM '82

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 5th day of October, 1982,

by Steve Gaines and Cheryl Gaines

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

(hereinafter referred to as "Mortgagee"), whose address is 3125 White Horse Road
Greenville, South Carolina

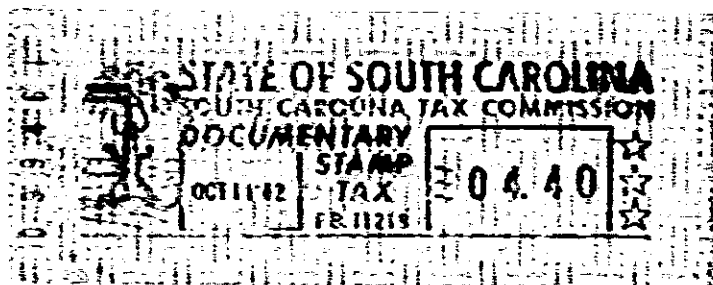
WITNESSETH:

THAT WHEREAS, Steve Gaines and Cheryl Gaines
is indebted to Mortgagee in the maximum principal sum of Eleven thousand dollars and No/100
Dollars (\$ 11,000.00), which indebtedness is
evidenced by the Note of Steve Gaines and Cheryl Gaines of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is November 15, 1989 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 \$ 11,000.00, 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 Township, Greenville
County, State of South Carolina being known and designated as Lot 34 of
the property of J. Rowley Yown as shown by plat made by W. J. Riddle,
Surveyor, November 10, 1936, recorded in plat book I, page 79, R.M.C.
Office for Greenville County. Same having a frontage of 100 feet on
Julian Avenue, and a depth of 188 feet and being more particularly
described in a deed from M.C. Davenport Trustee to D.B. Tripp recorded
in Deed Book 228, Page 281, R.M.C. Office for Greenville County.

This is the same property conveyed to the mortgagors by deed of Thomas
A. Smith for Greenville County on October 11, 1982.



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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);