

State of South Carolina

County of Greenville

FILED
GREENVILLE CO S.C.
MAR 17 3 46 PM '83
DONNIE S. TAYNE SLEY
R.M.C.

BOOK 1598 PAGE 264

Mortgage of Real Estate



THIS MORTGAGE made this 17 day of March, 19 83.

by Jerome K. Jay, Jr.

(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, S.C. 29602

WITNESSETH:

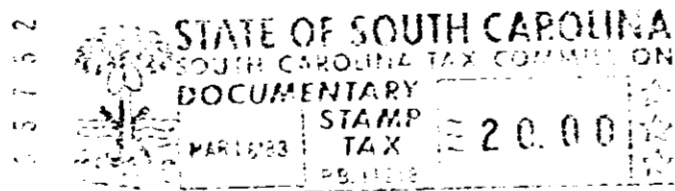
THAT WHEREAS, Jerome K. Jay, Jr.
is indebted to Mortgagee in the maximum principal sum of FIFTY THOUSAND AND No/100-----
Dollars (\$ 50,000.00). Which indebtedness is
evidenced by the Note of Jerome K. Jay, Jr. of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of
which is September 13, 1983 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 \$ 50,000.00, 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 with improvements thereon, situate, lying
and being in the City of Greenville, County of Greenville, State of South Carolina, and
known and designated as Lot No. 41, Section 1, of Pelham Woods Subdivision, plat of
which is recorded in the RMC office for Greenville County, S.C. in Plat book 4F at
page 33, said lot having such metes and bounds as shown thereon.

This is the same property conveyed to the mortgagor herein by deed of Hazel P. Jay
dated December 21, 1979 and recorded in the RMC office for Greenville County in
Deed Book 1118 at page 249.

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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);

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