

State of South Carolina

County of GREENVILLE

FILED
OFFICE OF THE CLERK
SOUTH CAROLINA
R.M.C.

VAL 1048 REC 237

Mortgage of Real Estate



THIS MORTGAGE made this 30th day of January, 1984

by JAMES BRITON MCGREGOR AND SANDRA TAYLOR MCGREGOR

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

(hereinafter referred to as "Mortgagee"), whose address is Loan Services Department, 304 E. North Street, P.O. Box 1329, Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, JAMES BRITON MCGREGOR AND SANDRA TAYLOR MCGREGOR is indebted to Mortgagee in the maximum principal sum of FIFTEEN THOUSAND AND NO/100 Dollars (\$15,000.00), Which indebtedness is evidenced by the Note (revolving Southern Equity Line) of James Briton McGregor and Sandra Taylor McGregor of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. ~~(The full text 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 \$15,000.00, 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 on the northern side of Scarlett Road, being known and designated as Lot No. 227 on plat of Sherwood Forest, of record in the R.M.C. Office for Greenville County in Plat Book CG, pages 70 and 71, reference to which is hereby craved for metes and bounds thereof.

This is the same property conveyed to James Briton McGregor by deed of Francis M. Bell and Doris C. Bell dated July 14, 1969, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 871, page 627 on July 15, 1969. James Briton McGregor conveyed an undivided one-half interest in the property to Sandra Taylor McGregor by deed dated June 18, 1976, recorded in the R.M.C. Office for Greenville County in Deed Book 1039, page 259 on July 7, 1976.

This mortgage is junior in lien to that mortgage in favor of Collateral Investment Company in the original amount of \$18,000.00, dated July 15, 1969, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1131, page 271 on July 15, 1969, which mortgage was subsequently assigned to Federal National Mortgage Association.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
FEB-1984
\$ 06.00

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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