

State of South Carolina )

Mortgage of Real Estate



County of GREENVILLE (Feb 22 1984)

THIS MORTGAGE made this 22nd day of February, 1984

by RANDOLPH H. TURNER AND SUSAN D. TURNER

(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, RANDOLPH H. TURNER AND SUSAN D. TURNER

is indebted to Mortgagee in the maximum principal sum of THIRTY THOUSAND AND NO/100 Dollars (\$ 30,000.00 ), Which indebtedness is evidenced by the Note of (revolving Southern Equity Line) RANDOLPH H. TURNER AND SUSAN D. TURNER of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the full text of which is 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 \$ 30,000.00, 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:

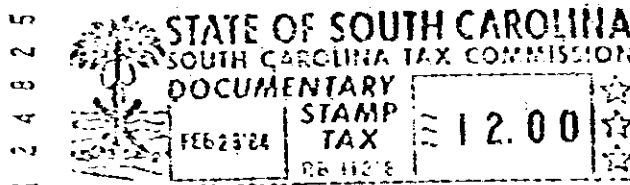
ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the northwesterly side of Andrea Lane, being known and designated as Lot No. 27 and a portion of Lot No. 26, according to "Map, No. 2, Liberty Park", as recorded in Plat Book M, page 39, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Andrea Lane, joint front corner of Lot Nos. 27 and 28 and running thence with the common line of said lots N. 42-59 W., 152.4 feet to an iron pin on the rear line of Lot No. 24; thence with the rear line of said lot, S. 50-28 W., 95 feet to an iron pin, the joint rear line of Lot Nos. 25 and 26; thence with new line through Lot No. 26 S. 39-35 E., 151.5 feet, more or less, to an iron pin on the northwesterly side of Andrea Lane, joint front corner of Lot Nos. 26 and 27; thence running with the northwesterly side of Andrea Lane N. 50-40 E. 104 feet to an iron pin, the point of beginning.

This is the same property conveyed to the above named mortgagors by deed of Lewis J. Frampton dated July 30, 1975, recorded in the R.M.C. Office for Greenville County, SC in Deed Book 1022, page 191 on August 4, 1975.

This mortgage is junior in lien to that mortgage in favor of First Federal Savings and Loan Association in the original amount of \$34,630.09, dated August 1, 1975, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1345, page 393 on August 4, 1975.

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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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