

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 24th day of April, 19 84.

by Joanne Moseley Hammond

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, One Shelter Center, Greenville, South Carolina 29602

WITNESSETH:

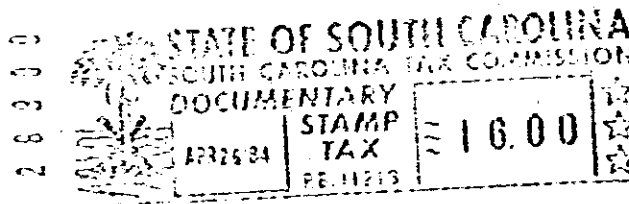
THAT WHEREAS, Joanne Moseley Hammond is indebted to Mortgagee in the maximum principal sum of Forty Thousand and 00/1000----- Dollars (\$ 40,000.00 ). Which indebtedness is evidenced by the Note of Joanne Moseley Hammond of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 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 \$ 40,000.00, 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 and lying in the State of South Carolina, County of Greenville on the eastern side of S. Pleasantburg Drive, fronting 70 feet on S. Pleasantburg Drive; running back in parallel lines to a depth of 215 feet; and being 70 feet across the rear.

This is the same property conveyed to Joanne Moseley Hammond, as Trustee under Agreement dated November 1, 1974, by deed of Lehman A. Moseley dated December 29, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1029 at Page 546 on December 31, 1975.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or pertaining 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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