

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S.C.

Mortgage of Real Estate



MAY 21 10 32 AM '84

THIS MORTGAGE made this 11th day of MAY, 1984

by ALVIN T. McCLELLAN AND NORMA J. McCLELLAN

(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, South Carolina

WITNESSETH:

THAT WHEREAS, Alvin T. McClellan and Norma J. McClellan is indebted to Mortgagee in the maximum principal sum of Six Thousand Four Hundred Twenty Five and 13/100 Dollars (\$ 6,425.13), Which indebtedness is evidenced by the Note of said mortgagors of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 5/15/89 which is sixty months 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 \$ _____, 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:

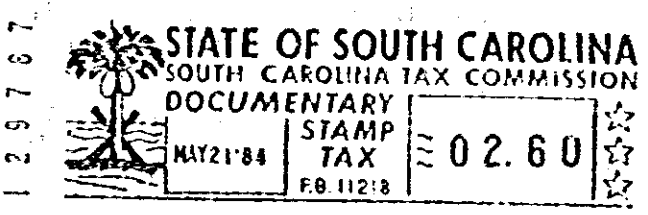
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 50 on a plat entitled "Berea Heights", Section 3 recorded in the R.M.C. Office for Greenville County in Plat Book HHH, Page 147 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Albion Circle, at the joint front corner of Lots 49 and 50 and running thence with the southeastern side of Albion Circle N. 51-50 E., 80 feet to an iron pin at the corner of Albion Circle and Hardwick Drive; thence with the curve of said corner, the chord of which is S. 83-40 E., 28.5 feet to an iron pin on the western side of Hardwick Drive; thence with the western side of Hardwick Drive S. 39-10 E., 140 feet to an iron pin at rear corner of Lots 50 and 51; thence with the line of Lot 51 S. 50-06 W., 100 feet to an iron pin at the joint rear corner of Lots 49, 50, 51 and 52; thence with the line of Lot 49 N. 39-10 W., 162.6 feet to the beginning corner.

This is the same property conveyed to the mortgagor, Alvin T. McClellan by deed of R. W. Jones recorded December 1, 1965, in the R.M.C. Office for Greenville County in Deed Book 787, Page 160. This is the same property conveyed to the mortgagor, Norma J. McClellan by deed of Alvin T. McClellan, conveying one-half interest to her on November 13, 1969, said deed recorded in the R.M.C. Office for Greenville County in Deed Book 879, Page 311.

This mortgage is junior in lien to that certain mortgage executed in favor of Fidelity Federal Savings and Loan Association in the original amount of \$12,700.00 recorded in the R.M.C. Office for Greenville County in R. E. Mortgage Book 1015, Page 308.

400-8 21801



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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