



State of South Carolina)

Mortgage of Real Estate

County of Greenville)
S.C.
DULUTH 3 03 PM '84

THIS MORTGAGE made this 12th day of July, 1984

by Gregory W. San and Rebecca T. San

(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, Gregory W. San and Rebecca T. San 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 of Gregory W. San and Rebecca T. San of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is July 11, 1985 after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

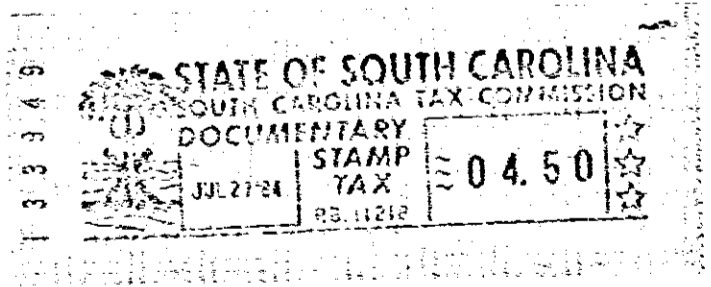
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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, with all improvements thereon situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot 17 of Section V, Forrester Woods, as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 8-P at Page 100, reference being had to said plat for a more complete metes and bounds description.

This being the same property conveyed to the mortgagors herein by deed of Danco, Inc., a South Carolina corporation, dated May 31, 1984 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Volume 1214 at Page 169 on June 1, 1984.

This mortgage is second and junior in lien to that certain mortgage granted by Danco, Inc. to Heritage Federal Savings and Loan Association dated July 15, 1983 and recorded in the R. M. C. Office for Greenville County, South Carolina in Mortgage Volume 1616 at page 191 on July 15, 1983, said mortgage being in the original amount of \$91,200.00. This mortgage has been assumed by the mortgagors herein.

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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);