

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 7th day of August, 1984

by Roger R. Weaver and Virginia P. Weaver

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

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

WITNESSETH:

THAT WHEREAS, Roger R. Weaver and Virginia P. Weaver is indebted to Mortgagee in the maximum principal sum of Twenty Five Thousand and no/100

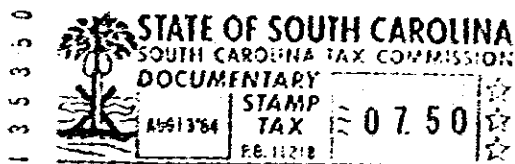
----- Dollars (\$ 25,000.00). Which indebtedness is evidenced by the Note (revolving Southern Equity Line) of Roger R. and Virginia P. Weaver of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, the terms of said Note and any agreement modifying it 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 \$25,000.00 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 buildings and improvements thereon, in the Town of Mauldin, in Greenville County, South Carolina, on the Southern side of Shadecrest Drive, being shown and designated as Lot No. 60 on a plat of Hillsborough, Section 1, made by Jones Engineering Services, dated April, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book WWH, at Page 56, reference to which is hereby craved for the metes and bounds thereof.

The above described property is subject to any all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record.

The above described property is the same conveyed to Mortgagors herein by deed recorded in Deed Book 920, at Page 622 in the R.M.C. Office for Greenville County, South Carolina.



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):

