

State of South Carolina

VOL 1677 PAGE 325
Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 31st day of July, 1984

by JAMES F. HALL

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

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

WITNESSETH:

THAT WHEREAS, JAMES F. HALL

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 (Revolving Southern Equity Line) JAMES F. HALL of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. ~~that~~ ~~fixed~~ ~~rate~~ ~~interest~~ ~~rate~~ ~~is~~ ~~incorporated~~ ~~herein~~ ~~by~~ ~~reference~~ ~~to~~ ~~the~~ ~~terms~~ ~~of~~ ~~said~~ ~~Note~~ ~~and~~ ~~any~~ ~~agreement~~ ~~modifying~~ ~~it~~ ~~are~~ ~~incorporated~~ ~~herein~~ ~~by~~ ~~reference~~.

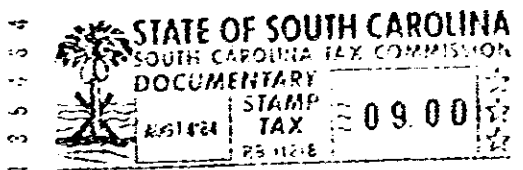
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 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 in the County of Greenville, State of South Carolina, at the northeasterly intersection of Dove Tree Road and Caraway Court being shown and designated as Lot 128 on a plat of Dove Tree recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 4-X, pages 21, 22, 23 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Dove Tree Road at the joint front corner of Lots 127 and 128 and running thence with said road, S. 68-24 W. 76 feet to a point; thence continuing with said road, S. 56-47 W. 74.0 feet to a point; thence with the intersection of said road with Caraway Court, N. 78-24 W. 35.4 feet to a point on the northeasterly side of said court, thence with the northeasterly side of said court, N. 33-35 W. 35 feet to a point; thence still with said court on a curve, N. 12-23 W. 29.5 feet to a point; thence still with said court on a curve, N. 28-23 W. 35 feet to a point; thence with the common line of Lots 129 and 128, N. 38-18 E. 131.2 feet to a point at the joint rear corners of Lots 127 and 128; thence with the joint line of said lots, S. 41-37 E. 174.3 feet to the point of beginning.

This is the same property conveyed to James F. Hall and Ruth R. Hall by deed of John A. Bolen, Inc. dated June 17, 1974, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1001, page 611 on June 21, 1974. Subsequently Ruth R. Hall conveyed her interest in the subject property to James F. Hall by deed dated July 27, 1984, to be recorded of even date herewith.

This mortgage is junior in lien to that mortgage in favor of First Federal Savings and Loan Association in the original sum of \$46,300.00, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1307, page 581 on April 18, 1974.



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).