

State of South Carolina )

Mortgage of Real Estate



County of Greenville )

THIS MORTGAGE made this 13 day of November, 1984

by James R. Coley and Sandra H. Coley

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1329, 1 Shelter Centre,  
Greenville, S.C. 29602

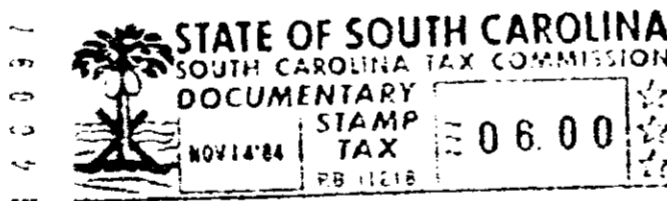
WITNESSETH:

THAT WHEREAS, James R. Coley and Sandra H. Coley  
is indebted to Mortgagee in the maximum principal sum of TWENTY THOUSAND AND NO/100  
Dollars (\$ 20000.00 ), Which indebtedness is  
evidenced by the Note of James R. Coley and Sandra H. Coley of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of March 13, 1985  
which is 120 days 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 \$ 20000.00, 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 piece, parcel or lot of land situate, lying and being in State and County aforesaid, known as Lot No. 289, of McCarey Tract as Shown in Office of Register of Mesne Conveyance of Greenville County, Plat Book "A", Page 278. Said lot having 66 foot frontage on McCarey Street and extending back in parallel lines to Vernor Springs Water Company's line 211 feet on East side and twenty-two feet on the west side and running with Vernor Springs Water Company's line 66 feet.

This being the same property conveyed to the mortgagors by deed of Geneva P. Bridges, Ruby P. Looper and Annie Grace Todd of even date to be recorded herewith.



RECORDING SECTION

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):