County of	GREENVILLE	FILED)	
		GREENVILLE CO. S. C.	

HIS MORTGAGE made this 18th 3 ay of August
CARLAS F. DIXOMORRE MARY JANE C. DIXON, R.M.C
nereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.
nereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville,
South Carolina 29602
WITNESSETH: CARLAS F. DIXON and MARY JANE C. DIXON
THAT WHEREAS,
videnced by the Note of <u>CARLAS F. DIXON and MARY JANE C. DIXON</u> of even at the herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
high is August 16, 1986 after the date hereof, the terms of said Note and any agreement modifying it

are incorporated herein by reference.

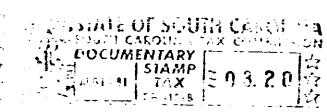
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville situate on the East side of Overbrook Road and being shown as Lot 155 and 154 of Plat no. 3, Property of Overbrook Land Company, et al prepared by R. E. Dalton, R.L.S., January, 1924, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F, at Page 218, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at a point 110-feet northeast along Overbrook Road from north right-of-way line of a street railway company at the southwest corner of Lot 154, thence along the east side of Overbrook Road N. 28-35 E. 135-feet to an iron pin; thence with line of property now or formerly of Boggs, S. 65-10 E. 173.4-feet to an iron pin on the east of Jedwood Drive; thence with the line of said drive S. 28-45 W. 110-feet to an iron pin; thence N. 66-48 W. 173.5-feet to point of beginning.

This being the same property conveyed to the mortgagors herein by P. Bradley Morrah, Jr., et al. by deed dated April 30, 1973, and recorded in the R.M.C. Office for Greenville County on April 30, 1973 in Deed Book 973 at Page 506.

This being junior in lien to that certain mortgage to Federal National Mortgage Association in the original amount of \$27,400.00 as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1276, at Page 402 on May 21, 1973.



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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