BUSN 1602 FASE 179

CREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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DONNIE S. JANKERSLEY

ADDRESS OF MORTGAGEE: P. O. Box 1329 G'ville, S. C. 29602

R.M.C STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

Sammie B. McAbee TO ALL WHOM THESE PRESENTS MAY CONCERN:

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank and Trust

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty Thousand and No/100

----- DOLLARS (\$ 30,000.00), (\$30,000.00)-----xepublix

One (1) year from date

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 1.93 acres, as shown on plat prepared by Freeland and Associates for Jim McAbee, dated June 12, 1981 and recorded in the RMC Office for Greenville County in Plat Book 8-W at Page 45. This parcel fronts 150.0 feet on North King Road.

DERIVATION: This is the same property conveyed unto Sammie B. McAbee by Deed of M. F. Woodward, dated June 16, 1981 and recorded November 2, 1981 in the RMC Office for Greenville County, South Carolina in Deed Book 1157, Page 662.

This mortgage is given to secure letters of credit issued by the mortgagee and such advances as from time to time might be made by the mortgagee to the mortgagor pursuant to said letters of credit.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted therete in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.