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SECOND Mortgage of Real Estate



| County of GREENVILLE July 19 | SECOND Mortgage of Real Estate |
|---|--------------------------------|
| THIS MORTGAGE made this 12th day of July | , 1984, |
| by Otis Samuel Boan, Jr. | |
| (hereinafter referred to as "Mortgagor") and given to SOUTHER | N BANK & TRUST CO. |
| (hereinafter referred to as "Mortgagee"), whose address isP | ost Office Box 1329 |
| Greenville, South Carolina 29602 | |
| WITNESSETH: | |

THAT WHEREAS, Otis Samuel Boan, Jr.
is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and 00/100

Dollars (\$ 50,000.00), Which indebtness is

evidenced by the Note of __Otis Samuel Boan, Jr.________ of even

date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the health water the construction of said Note and any agreement modifying it are incorporated herein by reference.; which indebtedness is evidenced by the Note (Revolving

are incorporated herein by reference.; which indebtedness is evidenced by the Note (Revolving Southern Equity Line) of Otis Samuel Boan, Jr.

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 \$ 50,000.00 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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 132-A of a subdivision known as Chanticleer, Section 3, as is more fully shown on a plat thereof of property of Otis Samuel Boan, Jr., prepared by R. B. Bruce, RLS. dated January 22, 1981, to be recorded in the RMC Office for Greenville County, and according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the norther side of Gatesby Vale, the joint front corner of Lots Nos, 131-A and 132-A and running thence with the joint line of said lots, N. 19-23 E. 130.6 feet to an iron pin at the corner of Lot 86 and running thence along the rear line of Lot 86, N. 84-56 W. 100 feet to an iron pin; running thence along the rear line of Lots 85 and 84, S. 68-28 W. 165 feet to an iron pin at the joint rear corner of Lots Nos. 132 and 132-A; running thence with the joint line of said lots, S. 57-41 E. 168.2 feet to an iron pin on the northern side of the turnaround of Catesby Vale, joint front corner of lots 132 and 132-A; running thence with the curvature on the northern side of Catesby Vale, following the curvature thereof, the chords of which are as follows: N. 42-21 E. 20.9 feet; N. 68-12 E. 26.8 feet to an iron pin; S. 77-26 E. 30 feet to the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat, or on the premises.

This being the same property conveyed to the mortgagor herein by deed of Rhea T. Eskew, dated January 26, 1981, and recorded in Deed Book 1141, at Page 510 in the RMC Office for Greenville County on January 26, 1981.

COCUMENTARY

STAMP

STAMP

TAX

15.00

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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