

Net proceeds of this loan is 6,500.00

State of South Carolina

County of Greenville

Mortgage of Real Estate



THIS MORTGAGE made this 25 day of June, 1982

by Earl J. Childers

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

(hereinafter referred to as "Mortgagee"), whose address is Main Street at Ridge Row, P. O. Box 189, Piedmont, S.C. 29673

WITNESSETH:

THAT WHEREAS, Earl J. Childers

is indebted to Mortgagee in the maximum principal sum of Ten thousand nine hundred forty - nine and 40/100 Dollars (\$ 10,949.40).

Which indebtedness is evidenced by the Note of Earl J. Childers of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is sixty months 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 \$ 10,949.40, 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:

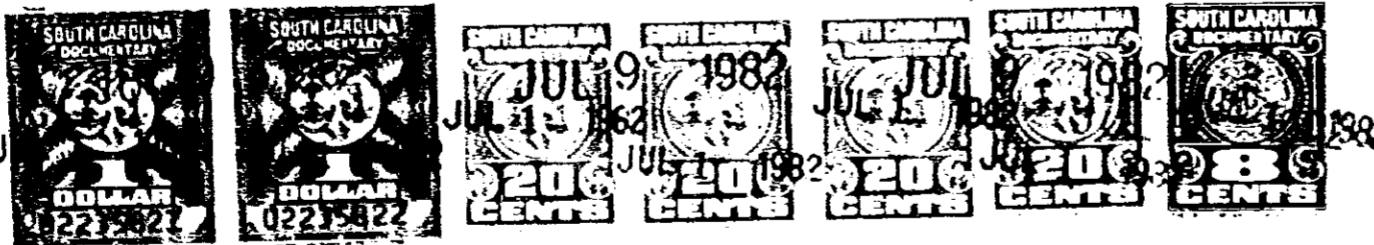
ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on Sterling Grove Road, and containing 1.40 acres, more or less, being shown on a plat made by C. O. Riddle, entitled "Property of Earl J. Childers", and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap at a point in the center of Sterling Grove Road which nail and cap is located on the joint line of property of Kathleen C. Medlock and W. H. Stroud, and running thence with the joint line of said property S 15 - 33 W 464.8 feet to an iron pin; thence S . 87 - 30 E. 179.1 feet to an iron pin; thence N 6 - 17 E 465.2 feet to a nail and cap in the center of Sterling Grove Road; thence S 86 - 16 W 105.3 feet to the point of beginning.

This is a portion of the property conveyed to W. H. Stroud by deed of Dock J. Hudson which is of record in the RMC Office of Greenville County in Deed Book 355, page 335.

This is the same property conveyed to Earl J. Childers by deed of W. H. Stroud dated January 7, 1975, recorded in Office of RMC for Greenville County on January 10, 1975 in Vol. 1013, Page 39.

This will be a Junior Lien to the first mortgage in the amount of \$12,100.00, with a current balance of \$9463.67 dated January 10, 1975 given to W. H. Stroud, recorded in the Office of RMC for Greenville County in Book 1331, Page 213.



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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