



County of GREENVILLE
AUG 14 11 21 AM '81
DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 13 day of August, 19 81.

by ROY JAMES and ROSA G. JAMES

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. BOX 1329

Greenville, S.C. 29602

WITNESSETH:

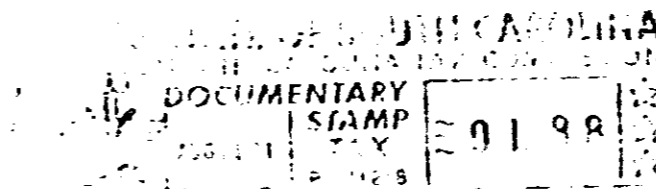
THAT WHEREAS, ROY JAMES and ROSA G. JAMES is indebted to Mortgagee in the maximum principal sum of Four Thousand Six Hundred Eighteen Dollars and 44/100 Dollars (\$ 4,618.44), which indebtedness is evidenced by the Note of ROY JAMES and ROSA G. JAMES of XXXX 8-7-81, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is August 15, 1984 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 \$ 4,618.44 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 the southwestern side of the Worley Road, being known and designated as Lot No. 2 of a subdivision of the property of P. L. Bruce as shown on plat thereof prepared by R. K. Campbell, May, 1950, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of the Worley Road, joint front corner of Lots Nos. 1 and 2 and running thence along the joint line of said Lots, S. 67-57 1/2 W. 141.7 feet to an iron pin on the line of Lot No. 28; thence along the line of that lot, S. 37-31 E. 62.4 feet to an iron pin on thenorthern side of an unnamed street; thence along the northern side of an unnamed street, S. 65-22 E. 141.1 feet to an iron pin at the northern corner of the intersection of said unnamed street with Worley Road; thence along the southwestern side of Worley Road, N. 37-31 W. 60 feet to the beginning corner. BEING a portion of the property conveyed to the mortgagors herein by deed of P. L. Bruce, Nora B. Ruce and Thomas S. Bruce as partners doing business under the firm name of P. L. Bruce Livestock Company.

This mortgage is second and junior in lien to that certain mortgage to First Federal Savings & Loan Association as recorded in the RMC Office for Greenville County in Mortgage Book 1261 at page 534 in the original amount of of \$5,700.00 and having a current approximate balance of \$1,005.99



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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