

State of South Carolina  
County of GREENVILLE

GREENVILLE, S. C. Mortgage of Real Estate

11 55 PM '81

THIS MORTGAGE made this 18th day of December, 1981,

by Ted A. Manios

(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:

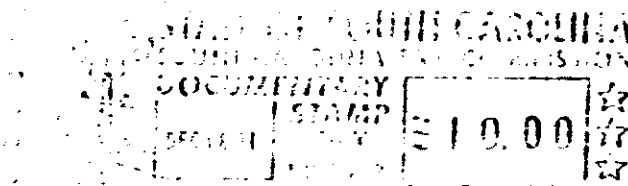
THAT WHEREAS, Ted A. Manios is indebted to Mortgagee in the maximum principal sum of Twenty Five Thousand and no/100 Dollars (\$25,000.00), which indebtedness is evidenced by the Note of Ted A. Manios of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 1 year 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 \$25,000.00, 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 piece, parcel or lot of land lying and being in Greenville County, South Carolina, in the Town of Mauldin at the corner of U.S. Highway No. 276 and Jenkins Street. It begins on Jenkins Street at the northeastern intersection of a tangent leading from the Laurens Road into Jenkins Street and runs thence along the southern edge of Jenkins Street N. 74-50 E. 140 feet to corner; thence S. 18 E. 125 feet to another corner; thence S. 74-50 W. 150 feet to western edge of said highway N. 18 W. 115 feet to the intersection of the southern end of the tangent connecting U.S. Highway No. 276 to Jenkins Street; thence along the mentioned tangent N. 28-25 E. 13.85 feet to beginning corner, and being fully described by courses and distances on a plat thereof made by C. O. Riddle, Reg. Land Surveyor, under date of April 18, 1958.

This being the same property conveyed to the mortgagor herein by deed of Louis G. Manios as recorded in Deed Book 1118 at Page 938 on January 15, 1980 and Deed Book 1121 at Page 640 on March 5, 1980.

THIS IS A SECOND MORTGAGE



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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