



County of Greenville DONNIE S. TANKERSLEY R.M.C.

BOOK 1584 PAGE 505

THIS MORTGAGE made this 21st day of October, 19 82,

by Carl L. Espy III and Nancy Maseng Espy

(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, South Carolina

WITNESSETH:

THAT WHEREAS, Carl L. Espy III and Nancy Maseng Espy is indebted to Mortgagee in the maximum principal sum of Twenty-nine Thousand Eight Hundred Seventy-six and 03/100 Dollars (\$29,876.03), which indebtedness is evidenced by the Note of Carl L. Espy III and Nancy Maseng Espy of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is twelve (12) 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 \$28,876.03 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, being and situate on the northern side of Lanneau Drive in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot NO. 25 on plat entitled "Estate of John T. Jenkinson Property", prepared by Dalton & Neves, dated July, 1932, revised October 6, 1932, said plat being recorded in the RMC Office for Greenville County in Plat Book H at page 208 and having, according to said plat, the following metes and bounds, to-wit:

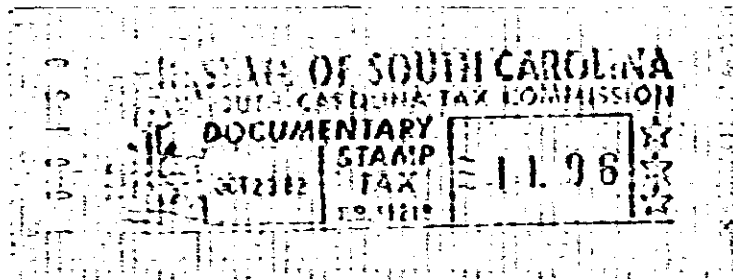
BEGINNING at an iron pin on the northern side of Lanneau Drive at the joint front corner of Lots Nos. 25 and 26 as shown on the aforementioned plat and thence running along and with the joint property line of said two lots, N. 31-22 E. 170.9 feet to an iron pin; thence S. 50-56 E. 70 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25, as shown on said plat; thence running along and with the joint property line of said last two-mentioned lots, S. 32-47 W. 164.3 feet to an iron pin on the northern side of Lanneau Drive; thence running along and with the northern side of Lanneau Drive, N. 56-33 W. 65 feet to the beginning point.

This is the same property conveyed to the mortgagors by deed of James B. Mayo III dated November 1, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1114 at page 943.

This being a second mortgage and junior in lien to that certain mortgage given to C & S National Bank by the Mortgagors herein on 11-1-79 and recorded 11-5-79 in Book 1487 at Page 115 in the RMC Office for Greenville County, South Carolina.

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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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