

State of South Carolina

GREENVILLE

Mortgagee's Address:
P.O. Box 1329
Greenville, SC 29602

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 15th day of August 19 83
by William C. and Sherryl B. Roughton

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, Greenville,
South Carolina

WITNESSETH:

THAT WHEREAS William C. and Sherryl B. Roughton
is indebted to Mortgagee in the maximum principal sum of Twelve Thousand (\$12,000.00) Dollars
and NO/100 Dollars (\$ 12,000.00), which indebtedness is
evidenced by the Note of William C. and Sherryl B. Roughton of even
date hereath, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of
which is 10/1/88 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 \$ 12,000.00 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 lot of land in the County of Greenville, State of South Carolina,
in Travelers Rest, shown as Lot 63 on plat of Sunny Acres, recorded in
Plat Book "BB", and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Cox Drive, at the corner
of Lot 62, and running thence with said Drive, N. 56-05 E., 65 feet to
an iron pin; thence with the intersection of Cox Drive and Phillip Street;
the chord of which is S. 74-30 E., 20.9 feet to an iron pin on the
western side of Phillip Street; thence with said street, S. 29-30 E.,
130.7 feet to an iron pin at the corner of Lot 84; thence S. 57-55 W.,
76.4 feet to an iron pin; thence along the line of Lot 62, N. 31-10 W.,
144.6 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Deed
of Joe W. Cox and Patricia M. Cox, dated July 27, 1979, and recorded
on July 30, 1979, in the RMC Office for Greenville County, South Carolina
in Deed Book 1108 at Page 121.

This is a second mortgage and is junior in lien to that mortgage executed
by William C. and Sherryl B. Roughton to Engel Mortgage Company, Inc.,
Greenville, South Carolina, which is dated July 27, 1979 and recorded on
July 30, 1979 in Mortgage Book 1475 at Page 134 in the RMC Office for
Greenville County, South Carolina.

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TOGETHER with all and singular rights, tenures, 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 Premises, and included in this reference thereto.

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