

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE R.M.C.

OCT 13 2 30 PM '83

OGNHE S... SLEY
R.M.C.

900-1030 776

Mortgage of Real Estate



THIS MORTGAGE made this 13th day of October, 1983

by Michael D. Shain

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, P. O. Box 1329,
Greenville, South Carolina 29602

WITNESSETH:

Michael D. Shain

THAT WHEREAS,

is indebted to Mortgagee in the maximum principal sum of Thirty Thousand and No/100ths
Dollars (\$ 30,000.00). Which indebtedness is
evidenced by the Note of Michael D. Shain and Michelle R. Shain of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of
which is April 13, 1987 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 \$ 30,000.00 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 certain piece, parcel or lot of land on the southeast side of Augusta Court,
in the City of Greenville, Greenville County, South Carolina, designated as Lot 20,
Block E, on map entitled, "Map of Augusta Court," recorded in the RMC Office for
Greenville County in Plat Book F, at page 124.

BEGINNING at a stake on the southeast side of Augusta Court, 225 feet southwest of
Augusta Road and also being the corner of Lot 3 and running thence along the line
of Lots 3 and 2, South 37-57 E. 194.6 feet to a stake in the line of Lot 1; thence
along the line of Lot 1, S. 52-03 W. 70 feet to a stake at the corner of Lot 19;
thence along the line of Lot 19, N. 37-57 W. 194.6 feet to a stake on Augusta Court;
thence along the southeast side of Augusta Court, N. 52-03 E. 70 feet to the point of
beginning.

This is the same property conveyed to the mortgagor herein by deed of Clyde W. Propst,
Jr. and Karen P. Propst, dated June 5, 1978, and recorded on June 6, 1978, in Deed
Book 1080, Page 555, 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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