

Mortgagee's mailing address: P. O. Box 1329, Greenville, S. C. 29602

State of South Carolina

GREENVILLE, S.C.

BOOK 1632 PAGE 899
Mortgage of Real Estate

County of Greenville

OCT 28 3 40 PM '83
DUNN R.M.C. SHERSLEY

THIS MORTGAGE made this 28th day of October, 19 83

by John A. McCombs and Mary Joe McCombs

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, John A. McCombs and Mary Joe McCombs is indebted to Mortgagee in the maximum principal sum of Nine Thousand Five Hundred and no/100-- Dollars (\$9,500.00), Which indebtedness is evidenced by the Note of 10-28-83 of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 11-15-88 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 \$9,500.00, 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 of that lot of land in the County of Greenville, State of South Carolina, near Taylors, S. C. known as Lot No. 30 on plat of Oakwood Acres, recorded in the R.M.C. Office for Greenville County in Plat Book MM, page 135, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Oakwood Avenue at the corner of Lot No. 29 and running thence N 35-38 W 160 feet to an iron pin; thence S 54-44 W 95 feet to an iron pin; thence S 35-38 E 160 feet to an iron pin on the northern side of Oakwood Avenue; thence with said Avenue, N 54-22 E 95 feet to the point of BEGINNING and being the same property conveyed to Larry G. Shaw Builders, Inc. by deed of Harry O. Yearick July 22, 1971, and recorded in Deed Book 924 at Page 386.

Being the same property conveyed to the Mortgagors herein by deed from Larry G. Shaw Builders, Inc. recorded in the R.M.C. Office for Greenville County, South Carolina, on September 7, 1971, in Deed Book 924 at Page 387.

The within mortgage is second and junior in lien to that mortgage executed by Marion W. Preston and Susan W. Preston to Travelers Rest Federal Savings and Loan Association (now Poinsett Federal Savings and Loan Association) recorded in the R.M.C. Office for Greenville County in Mortgage Book 1175, Page 523, on December 15, 1970, and subsequently assumed by John A. McCombs and Mary Joe McCombs.

420
STAMP
FAX 200.00

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):

0.90

1328-11-2